



Weston Close, Calne

Calne

£450,000

Bedrooms: 4 | Bathrooms: 3 | Receptions: 1

Welcome to Weston Close a well presented four bedroom, three storey detached home to the north side of Calne. With a landscaped garden and driveway parking as well as being in show home condition this property is worth a viewing!

The Property -

Accommodation comprising of; Entrance hall with doors into wc, living room, kitchen / diner and staircase to first floor. The living room to the left is of good size with a bay window providing plenty of natural light. A large open plan kitchen / diner spans the width of the property at the rear with integrated oven, gas hob, extractor, fridge freezer, dishwasher and washer / dryer with plenty of space for a dining table. French doors provide access to the rear garden. The first floor is home to three bedrooms. One single, two doubles, the second of the doubles benefits from a ensuite shower room. Separate family bathroom. The second floor is home to the main bedroom with built in wardrobes, skylights and another ensuite shower room.

Externally the property benefits from a low maintenance rear garden and driveway parking for two vehicles in tandem as well as a single garage with electric and lighting.

Situation -

Calne, the 'Town of Discovery' is situated in the heart of the Wiltshire countryside. The town retains many buildings of historical interest, including St Marys, a beautiful example of a 12th Century Parish Church. Modern day Calne benefits from a weekly market and various sports and leisure facilities. There is also a selection of shops and supermarkets, a library, public and private schooling for all ages. Just outside the town is the village of Cherhill, here you will find Wiltshire's most dramatic White Horse carved on the chalk hillside below an ironage fort. A short drive away are the UNESCO World Heritage Sites of Avebury, Silbury Hill, Stonehenge, Lacock Abbey and the Georgian City of Bath. A couple of miles away is Bowood House with beautiful gardens and luxury Hotel, Spa and Golf Resort.

There is good access to Bristol, Bath and Swindon thanks to the A4 and M4 and in the nearby town of Chippenham there is an excellent mainline service to London for commuters.

Viewings -

Strictly by appointment with the sole selling agents Atwell Martin call or e-mail us today to confirm your appointment | 13 High Street, Calne, Wiltshire, SN11 0BS

Property Information -

Utilities/Services - Mains Electric, Water & Drainage, Gas Central Heating

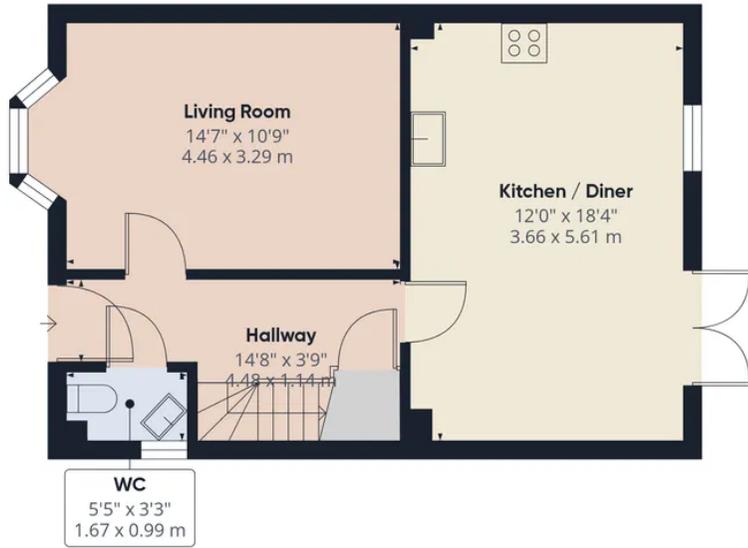
Wiltshire Council Tax - Band E

Tenure - Freehold

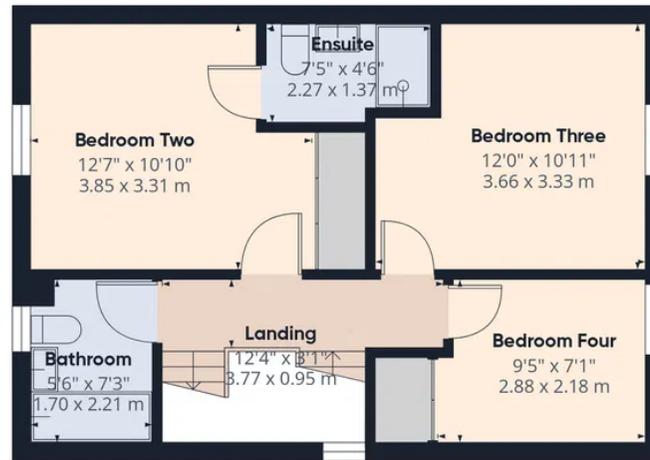
Management fee - Approx £300 per annum







Ground Floor Building 1



First Floor Building 1



Second Floor Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1463 ft²

135.9 m²

Reduced headroom

20 ft²

1.9 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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