



**Stoke Meadow, Calne, SN11 0FW**

Calne

Offers Over  
**£289,000**

**Bedrooms: 2 | Bathrooms: 2 | Receptions: 1**

Show Home Condition

This beautifully presented two-bedroom semi-detached home is located on the highly desirable south side of Calne, within the popular Stoke Meadow development. Just three years old and still benefitting from the remaining NHBC warranty, the property combines contemporary style with a sought-after location. Maintained to an exceptional standard, it is truly ready to move straight into.

The ground floor offers a welcoming hallway, cloakroom/WC, an impressive open-plan living / kitchen / dining room. The kitchen is fully equipped with integrated fridge freezer, double oven, gas hob, extractor, washing machine and dishwasher. Dual aspect allowing an abundance of natural light to flood the property. A rear entrance hallway provides further convenience and access to the garden.

Upstairs, there are two generous double bedrooms. The principal bedroom enjoys its own en-suite, while bedroom two features fitted wardrobes and sits alongside a stylish family bathroom with shower over bath.

Externally, the rear garden has been thoughtfully landscaped, with a raised patio, decked seating area, and a large lawn—ideal for families and entertaining alike.

To the side, the property boasts a single garage with power, lighting, and eaves storage, complemented by a block-paved driveway providing parking for two vehicles.

Situation - Stoke Meadow is situated on the south side of the town on the popular CG Fry development.

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 Word 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.

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

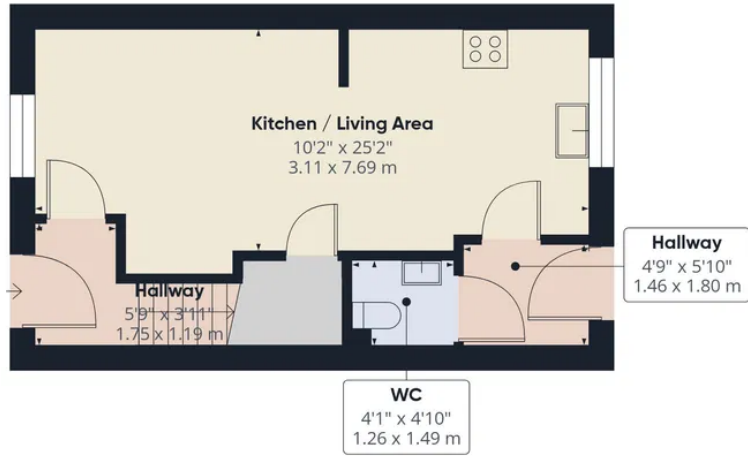
Wiltshire Council Tax - Band B

Tenure - Freehold

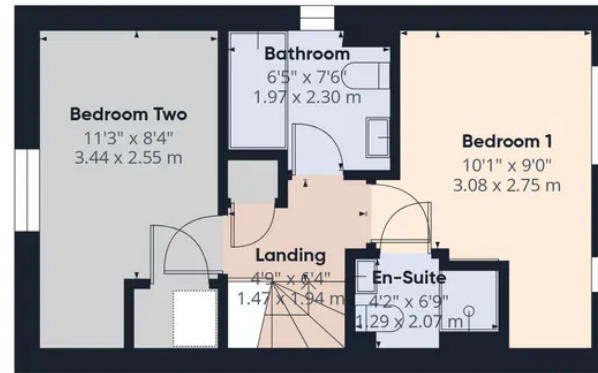
Management Company - First Port & Fee - Approx £226.92 PA







Ground Floor Building 1



First Floor Building 1



Ground Floor Building 2

**Approximate total area<sup>(1)</sup>**  
892 ft<sup>2</sup>  
83 m<sup>2</sup>

(1) Excluding balconies and terraces

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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