

Rutherford Close

Calne

Guide Price

£340,000

Bedrooms: 3 | **Bathrooms:** 2 | **Receptions:** 1

Motivated Sellers, Keen to Move!

Atwell Martin are delighted to present this attractive three bedroom detached family home, situated on the popular Steeple Chase development.

The well presented accommodation briefly comprises an entrance hall leading into an impressive open plan, dual aspect kitchen/dining room, with a separate utility room and convenient downstairs WC just off. The spacious living room benefits from french doors opening directly onto the rear garden, creating a lovely connection between the indoor and outdoor living spaces.

To the first floor, there are three good sized bedrooms, with the principal bedroom benefiting from a dressing area and en-suite shower room.

Externally, the property enjoys an enclosed rear garden, featuring a raised patio area, ideal for outdoor dining and entertaining, with the remainder predominantly laid to lawn.

Further benefits include a single garage with power and lighting, eaves storage, a side access door and an up-and-over front door, together with a private driveway providing off-road parking.

An ideal family home, offering well proportioned accommodation and attractive outdoor space, which must be viewed to be fully appreciated.

Situation -

Rutherford Close is situated on the east side of the town on the popular sandpits 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.

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

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

Wiltshire Council Tax - Band D



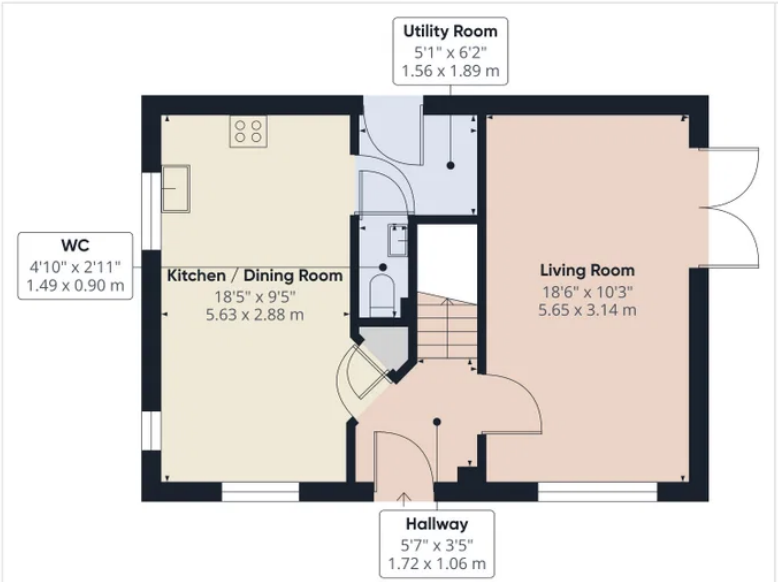




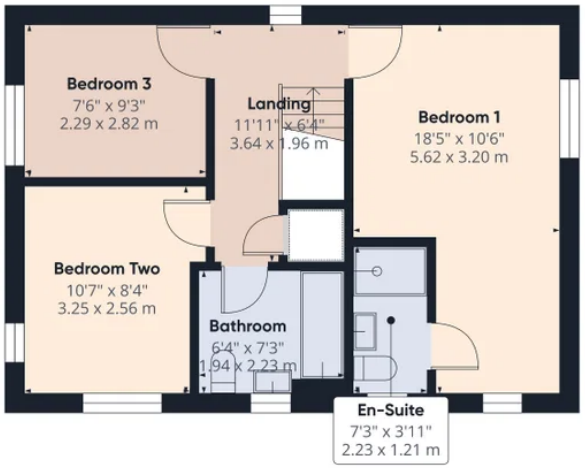




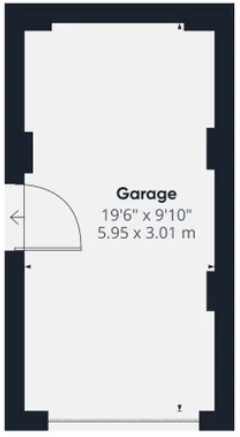




Ground Floor Building 1



First Floor Building 1



Ground Floor Building 2

Approximate total area(1)

1131 ft²

105 m²

(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.

GIRAFFE360

Calne Sales

13 High Street, Calne Wiltshire, SN11 0BS

01249 813813

res.calne@atwellmartin.co.uk

https://calne.atwellmartin.co.uk/