

Springfield Drive, Calne

Calne

Guide Price

£550,000

Bedrooms: 6 | **Bathrooms:** 3 | **Receptions:** 3

At Atwell Martin, We are delighted to present this extended six bedroom family home, ideally situated in a prime location within walking distance of the town centre and close to a range of local amenities.

Well presented throughout, this spacious property offers versatile accommodation arranged over three floors.

Upon entering, you are welcomed by a spacious entrance hall leading to a generous living room, featuring French doors opening onto the rear garden. There is also a separate dining room, a convenient downstairs WC and an impressive extended kitchen/breakfast room, complete with bi-fold doors opening out onto the garden. A useful utility room is conveniently located just off the kitchen.

To the first floor, there are four well proportioned bedrooms, including a principal bedroom benefiting from its own en-suite shower room, alongside a modern family bathroom.

The second floor offers two further generous double bedrooms, served by a separate shared bathroom, making this an ideal arrangement for larger or multi-generational families.

Externally, the property boasts an enclosed rear garden, predominantly laid to lawn with a patio area, perfect for outdoor entertaining and family enjoyment.

To the side of the property, there is a double garage with ample driveway parking. The garage benefits from two up-and-over doors, power and lighting, together with a convenient side access door.

This fantastic home offers an abundance of living space, making it an ideal purchase for growing families or those seeking flexible accommodation for extended family living.

Viewing -

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

Situation - Calne -

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.

Property Information -

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

Wiltshire Council Tax - Band E Tenure - Freehold

MONEY LAUNDERING REGULATIONS: As part of the legal requirements when buying or selling a property, we are required to complete Anti-Money Laundering (AML) checks for all sellers and purchasers.

To make this process as simple and secure as possible, the checks are completed on our behalf by our partner, MoveButler. Once an offer has been accepted, subject to contract (STC), MoveButler will send you a secure link so that the required identity and AML checks can be completed electronically.

There is a non-refundable fee of £36 (including VAT) per person for completing these checks. Once all required checks have been successfully completed, we can issue the Memorandum of Sale to the solicitors and progress the sale.















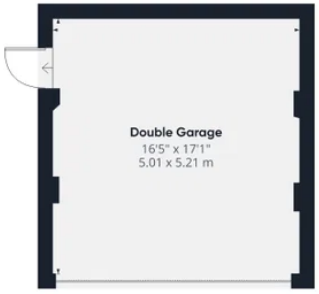
Ground Floor Building 1



First Floor Building 1



Second Floor Building 1



Ground Floor Building 2

Atwell Martin

Approximate total area(1)

1994 ft²

185.1 m²

Reduced headroom

29 ft²

2.7 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.

GIRAFFE360

Calne Sales

13 High Street, Calne Wiltshire, SN11 0BS

01249 813813

res.calne@atwellmartin.co.uk

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