



**Shelburne Road, Calne**  
Calne

Guide Price  
**£440,000**

**Bedrooms: 4 | Bathrooms: 2 | Receptions: 3**

Welcome to Shelburne Road, Calne. A well located, spacious detached house with plenty of potential. The property includes three reception rooms, offering flexible space for everyday living. With four bedrooms, there is enough room to accommodate a family comfortably.

Positioned on a corner plot, the house benefits from a sense of privacy and additional outdoor space. An extension has been started, providing extra room that can be completed and personalised to your needs. As the property is an unfinished project, it offers an opportunity for buyers to put their own stamp on the home.

A garage provides convenient parking or additional storage. Whether you're looking for a home you can develop over time or a property with scope to add value, this house on Shelburne Road is worth considering.

## Accommodation

### Ground Floor

The ground floor features a light and spacious entrance hallway with access to the staircase, kitchen, and living room. The living room offers a pleasant front outlook and includes a feature fireplace. At the rear, there is an open-plan living, dining, and kitchen area which, once completed, will provide a practical and social space for everyday use. The utility room is an open area with plumbing in place to create a cloakroom if desired, and it also provides side access to the garage.

### First Floor

Upstairs, there are four well-proportioned bedrooms. The master bedroom includes space allocated for an en-suite. A separate, modern four-piece family bathroom serves the remaining rooms.

### Outside

The front of the property provides driveway parking for several vehicles along with a single garage. The rear garden is fully enclosed and mainly laid to lawn, with some mature trees and planting forming a pleasant boundary.

### Location 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 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.

### Property Information -

Utilities/Services - Mains Electric, Water & Drainage

Wiltshire Council Tax - Band D

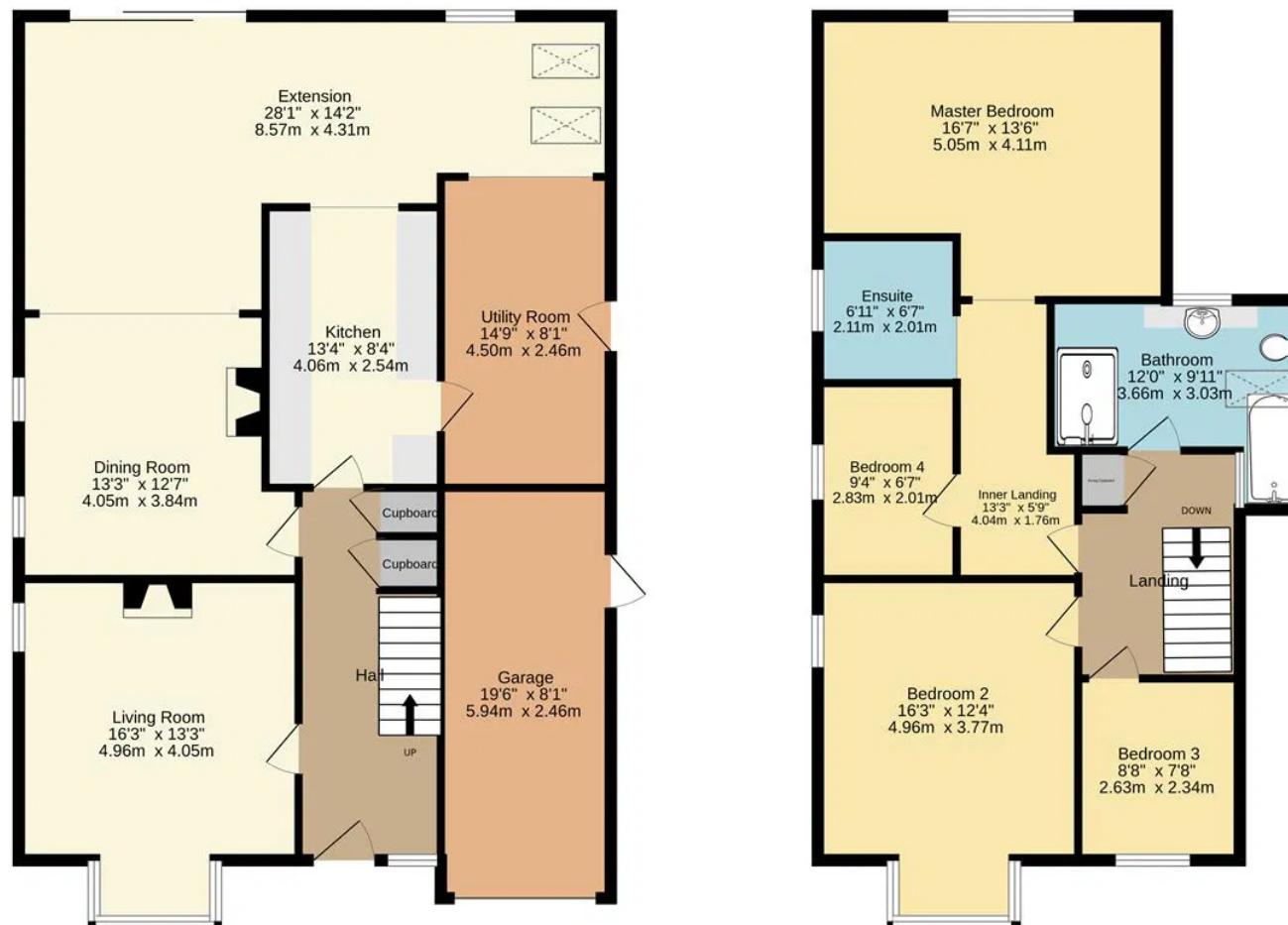
Tenure - Freehold





GROUND FLOOR  
1148 sq.ft. (106.6 sq.m.) approx.

1ST FLOOR  
804 sq.ft. (74.7 sq.m.) approx.



TOTAL FLOOR AREA: 1952 sq.ft. (181.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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