

Lammas Close, Hilmarton, Calne, SN11 8SF

Calne

Guide Price

£268,500

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

Atwell Martin are delighted to offer this recently refurbished two-bedroom semi-detached bungalow, ideally situated in a sought-after village location with open countryside views.

The accommodation comprises an entrance hall, two well-proportioned double bedrooms, a modern shower room, and a bright open-plan kitchen/dining/living area, creating a versatile and welcoming living space.

Externally, the property occupies a substantial corner plot, offering excellent potential to extend (subject to the necessary planning permissions). Additional features include an outdoor utility room with plumbing for a washing machine, and the property is surrounded by peaceful rural views.

To the front, there is driveway parking for two vehicles along with a low-maintenance gravelled garden complemented by raised flower beds.

Further benefits include no onward chain, making this an ideal opportunity for a smooth and straightforward purchase.

Viewing -

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

Situation - Hilmarton, Calne -

Hilmarton is a small, historic village in Wiltshire, located just northeast of Calne. It features a 12th-century church, traditional cottages, and buildings from the 19th century, many built by the Poynder family. With its rural charm and close-knit community, Hilmarton offers a peaceful countryside setting with its own village pub and primary school, while being close to nearby towns easily accessed via the local bus routes.

Property Information -

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

Wiltshire Council Tax - Band C

Tenure - Freehold















Calne Sales

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