



**Station Road, Calne**  
**£230,000**





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Beautiful Two-Bedroom Apartment with Countryside Views in a Sought-After South Calne Location.

This well presented two-bedroom apartment offers bright, well-proportioned accommodation in a popular South Calne setting, enjoying views across well-maintained communal gardens and open countryside beyond.

The heart of the home is the spacious open-plan living, dining and kitchen area, designed to comfortably accommodate larger furniture and ideal for both relaxing and entertaining. Double doors open onto a small balcony, with views over parkland to the side. The generous principal bedroom benefits from an en-suite, while the second bedroom is served by a modern main bathroom. A large entrance hall provides a welcoming first impression and includes a useful storage cupboard, with ample space for a desk or additional storage furniture.

Further benefits include gas central heating, double glazing, allocated and visitor parking, and convenient communal storage. Built in recent years, the apartment offers a secure, low-maintenance lifestyle.



## Access & Areas Close By

Calne is surrounded by some of the most beautiful countryside that Wiltshire has to offer. There are routes westerly to Derry Hill, Bowood, Chippenham, Bath and the M4 westbound. To the north is Lyneham, Royal Wootton Bassett, Swindon and the M4 eastbound to London. Easterly along the A4 you will come to the Cherhill White Horse, Historic Avebury, Silbury Hill and then onto Marlborough.

## Location

Situated on the south side of Calne within walking distance of the town, and on the doorstep is a local walking path leading to open fields and countryside making this a highly desired location.

## The Apartment



Forming one of four luxury apartments at the end of Station Meadows. This is one of the two first-floor apartments with the benefit of a balcony.

## Communal Foyer

There is a spacious carpeted entrance foyer. A staircase leads up to the first floor apartments.

## Formal Hall



A spacious hall with doors that lead to the living room, bedrooms, and the bathroom. There is room for display furniture or a desk. Deep store cupboard. Entry phone.

## Open Plan Living Dining Kitchen

11'11" x 21'0"



A bright and spacious open-plan living, dining and kitchen area, enhanced by multiple windows and double doors opening onto a small balcony. The room enjoys lovely views across the landscaped communal gardens and the parkland beyond.

Outlined in more detail:

## Dining Kitchen 11'11" x 8'3"



A well-appointed fitted kitchen featuring wall and base cabinetry with a tiled splash back, integrated electric oven, hob and extractor hood, washing machine, and a sink with drainer. There is space for a large freestanding fridge freezer, while the wall-mounted boiler is discreetly concealed within a cupboard. The kitchen area benefits from tiled flooring, space for a table and chairs, and a window providing natural light along with views over the communal gardens.

## Principal Bedroom

13'3" x 11'5"



A spacious, dual-aspect principal bedroom with ample room for a king-size bed and extensive wardrobe and storage options. The bedroom includes direct access to a private en-suite and is enhanced by attractive views over green spaces.

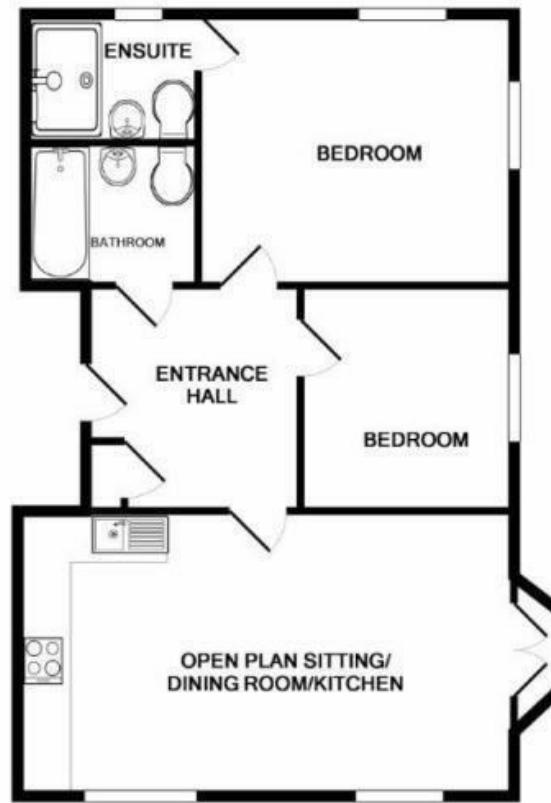
## En-suite



A large double shower with sliding glass screen, pedestal wash basin and water closet. Heated towel rail.



## Floor Plans



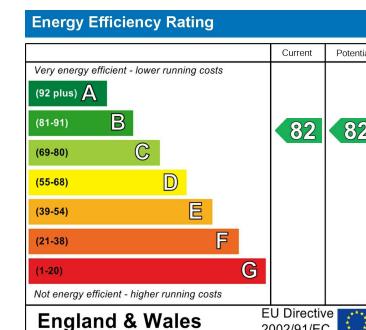
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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## Area Map



## Energy Performance Graph



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