



Ebor Gardens, Quemerford Calne SN11 0AJ

welcome to

Ebor Gardens, Quemerford Calne

Spacious 4-bed detached home with conservatory, en suite, converted garage, and off-street parking. Features lounge, dining room, modern kitchen, cloakroom, family bathroom, and private rear garden. Ideal for families seeking flexible living.



This well-maintained four-bedroom detached home offers generous living space, modern comforts, and a versatile layout

The ground floor features a welcoming entrance hall with understairs storage and a cloakroom with WC and wash basin. The lounge boasts a front-facing window, gas fireplace, laminate flooring, and coving, while the dining room opens into a bright conservatory overlooking the garden. The kitchen is fitted with a gas hob, extractor fan, and plumbing for a washing machine, with access to the side of the property.

Upstairs, the main bedroom includes a fitted wardrobe and a private en suite with shower. Three further bedrooms—two rear-facing and one front-facing—are all well-proportioned. The family bathroom features a bath with shower, WC, basin, and extractor fan.

Outside, the rear garden offers a mix of patio and lawn, with side access, an outside tap, and entry to the converted garage, now a flexible space with a side window and electric heater. Off-street parking is available at the front.

Entrance Hall

Lounge

16' 9" max x 11' max (5.11m max x 3.35m max)

Dining Room

12' 5" max x 9' max (3.78m max x 2.74m max)

Study

Conservatory

10' 3" max x 9' 7" max (3.12m max x 2.92m max)

Kitchen

12' 3" max x 8' max (3.73m max x 2.44m max)

Downstairs Cloakroom

6' 5" max x 2' 7" max (1.96m max x 0.79m max)

Bedroom One

11' 9" max x 10' max (3.58m max x 3.05m max)

Bedroom Two

12' 3" max x 8' 6" max (3.73m max x 2.59m max)

Bedroom Three

8' 1" max x 8' 7" max (2.46m max x 2.62m max)

Bedroom Four

8' 7" max x 7' 2" max (2.62m max x 2.18m max)

Bathroom

7' 4" max x 5' 6" max (2.24m max x 1.68m max)

En Suite

Garage Conversion

13' 8" max x 8' 1" max (4.17m max x 2.46m max)

Rear Garden



view this property online [allenandharris.co.uk/Property/CLN109488](https://www.allenandharris.co.uk/Property/CLN109488)



welcome to

Ebor Gardens, Quemerford Calne

- Detached
- Four Bedrooms
- Conservatory
- Downstairs Cloakroom
- Off Street Parking

Tenure: Freehold EPC Rating: C
Council Tax Band: D

offers in excess of

£370,000



Please note the marker reflects the
postcode not the actual property

view this property online [allenandharris.co.uk/Property/CLN109488](https://www.allenandharris.co.uk/Property/CLN109488)



Property Ref:
CLN109488 - 0017

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


allen & harris



01249 814681



calne@allenandharris.co.uk



17 High Street, CALNE, Wiltshire, SN11 0BS



[allenandharris.co.uk](https://www.allenandharris.co.uk)