



**ATWELL
MARTIN**
ESTATE AGENTS

FOR SALE
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atwellmartin.co.uk

Bishop Road, Calne, SN11 9AF
Calne

Offers Over
£300,000

Bedrooms: 3 | Bathrooms: 1 | Receptions: 1

If you're looking for a property set on a generous corner plot with excellent potential to extend (subject to planning permission), along with the peace of mind of guarantees on the roof, boiler, electrics, and windows, Then look no further.

I'm delighted to present this beautifully refurbished three/four-bedroom home, finished to an exceptional standard throughout.

The accommodation comprises an inviting entrance hall leading into a light and spacious living room. To the rear, you'll find a newly re-fitted kitchen complete with integrated appliances, including a washing machine, dishwasher, fridge freezer, induction hob, and oven. Adjacent to the kitchen is a versatile multi-purpose room, ideal as a home office, study, or even a fourth bedroom.

Upstairs, the property offers a fully tiled family bathroom, two double bedrooms, and a well-proportioned single bedroom.

Externally, the home boasts a generous rear garden with a newly installed decking area—perfect for entertaining. To the front, there is ample garden space with the potential to create off-street parking.

This is a must-see property to truly appreciate both its quality and future potential.

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 -

Bishop Road is situated on the north side of the town and within walking distance of the town centre.

Calne, known as the "Town of Discovery," is located in the heart of the scenic Wiltshire countryside. Rich in history, the town is home to architectural gems like the 12th century St. Mary's Church and offers a perfect blend of heritage and modern amenities. Residents enjoy a weekly market, a variety of leisure facilities, and a range of retail and dining options.

Families and professionals alike benefit from excellent local schools and convenient access to both public and private education. The nearby village of Cherhill is home to the iconic White Horse and Iron Age fort, while the stunning heritage sites of Avebury, Silbury Hill, Stonehenge, Lacock Abbey, and the Georgian city of Bath are all within easy reach. Bowood House, with its luxury hotel, spa, golf resort, and landscaped gardens, is also just a short drive away.

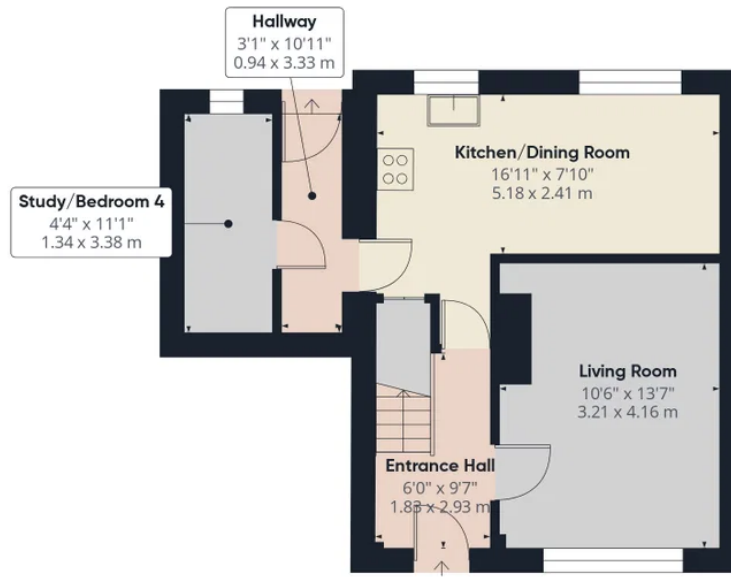
Property Information -

Utilities/Services - Mains Electric, Water & Drainage, Fibre Broadband, Gas Central Heating & Combi Boiler

Council Tax - Band C







Ground Floor



First Floor



Approximate total area⁽¹⁾
777 ft²
72.2 m²

(1) Excluding balconies and terraces

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

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