



📍 213 Quemerford, Calne, Wiltshire, SN11 8JY

🔗 Offers In Excess Of £600,000

An immaculately presented and superbly proportioned four-bedroom extended family home offering spacious and versatile accommodation, off-street driveway parking, and a generous private rear garden backing onto open fields, ideally situated in a sought-after location on the edge of Calne.

- Very Well Presented Throughout
- Spacious and Versatile Accommodation
- Popular Edge-of-Town Location
- Extended Four Bedroom Family Home
- Open Plan Kitchen/Dining/Family Space with Vaulted Lantern Ceiling
- Principal Bedroom with En-Suite Shower Room
- Off Street Driveway Parking
- Generous Enclosed Rear Garden
- Backs Directly onto Open Fields
- Popular Edge of Town Location

🏠 Freehold

🏠 EPC Rating C



A superbly proportioned four-bedroom extended family home, beautifully presented throughout and enjoying a generous private garden backing onto open fields, together with off-street driveway parking and potential to build a double garage (subject to the existing planning permission).

Immaculately maintained and ready to move straight into, this attractive bay-fronted home offers spacious, light-filled accommodation with high ceilings throughout the ground floor, enhancing the sense of space and light. A welcoming entrance hall provides access to a useful study area, while the elegant sitting room features a charming bay window and a fireplace with a wood-burning stove. A separate dining room provides an excellent second reception space, ideal for formal dining or family gatherings.

The well-appointed kitchen is fitted with a comprehensive range of units and opens seamlessly into a stunning sun room with a vaulted lantern ceiling, creating a wonderful hub of the home filled with natural light. French doors lead directly onto the rear garden, while a practical utility room completes the ground floor.

Upstairs are four well-proportioned bedrooms, including a principal bedroom with an en-suite shower room, together with a modern family bathroom.

Outside, the property benefits from driveway parking and a front lawn, with scope to construct a double garage, subject to the existing planning permission. The substantial enclosed rear garden is a particular highlight, backing onto open fields and offering a high degree of privacy. Predominantly laid to lawn with mature borders, it provides an excellent space for families and outdoor entertaining, while an orchard and greenhouse at the far end create the perfect setting for keen gardeners.

#### **Situation**

The property is situated on the eastern outskirts of Calne, set well back from the main road and about a mile or so from the town centre. A local Post Office with store is within walking distance. Calne is an expanding North Wiltshire town which caters for most day to day requirements with a range of facilities including schooling for all ages. The neighbouring larger town of Chippenham provides more comprehensive facilities including mainline rail services (Paddington about 75 minutes). There is easy road access to the larger neighbouring centres of Swindon and Bath; and via the M4 motorway, Bristol, London and the West Country.

#### **Property Information**

Council Tax Band: D

Freehold

Mains Water And Drainage

Gas Central Heating

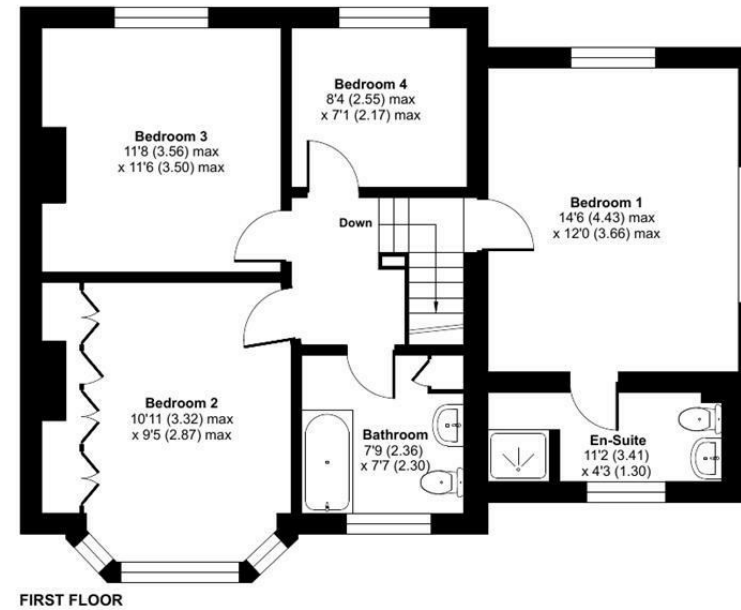
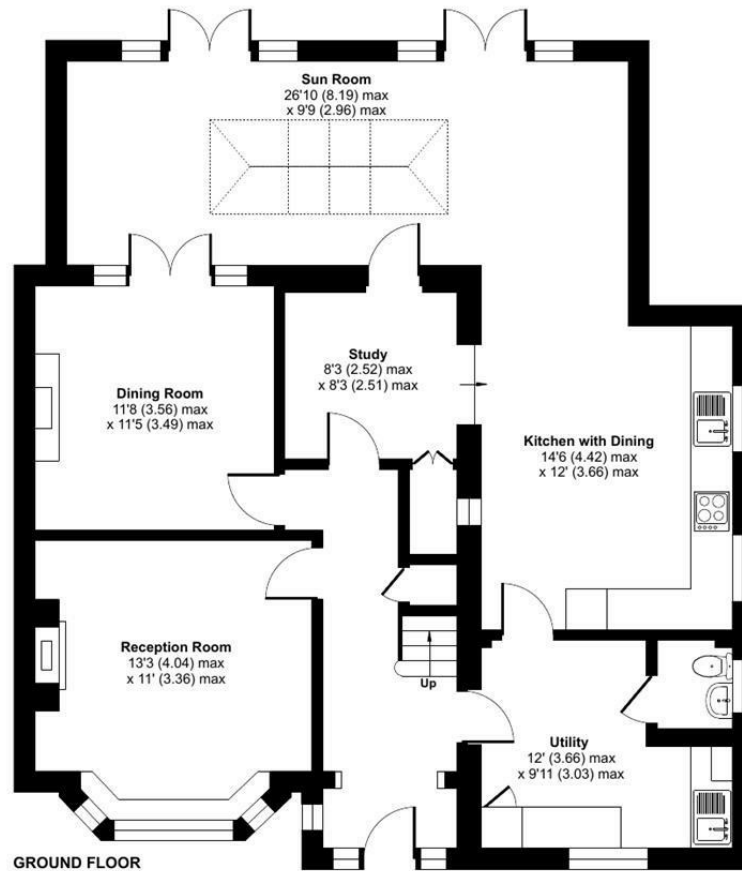
EPC Rating: C



# Quemerford, Calne, SN11

Approximate Area = 1900 sq ft / 176.5 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2026. Produced for Strakers. REF: 1483313

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