



**New Zealand, Calne**

Calne

Offers in the Region of  
**£700,000**

**Bedrooms: 4 | Bathrooms: 2 | Receptions: 2**

Situated within the village of New Zealand Calne, this extended four-bedroom detached bungalow situated on approx 1/2 acre plot. The property boasts an inviting open plan kitchen and dining room, ideal for family gatherings and entertaining guests ands cosy living room to sit down and relax in. With three spacious double bedrooms, four piece family bathroom and study/fourth bedroom this makes this an ideal family home.

In addition to the main living space, the bungalow features a versatile one-bedroom annex, which presents an excellent opportunity for use as a guest suite or even as an air bnb for those looking to generate extra income. The substantial plot surrounding the property provides plenty of outdoor space, perfect for gardening, play, or simply enjoying the tranquil village atmosphere.

This bungalow is not only a wonderful family home but also a rare find in a picturesque location. With its well-proportioned rooms and thoughtful layout, it is sure to appeal to a variety of buyers seeking a peaceful retreat in the heart of the countryside. Don't miss the chance to make this lovely property your own.

#### **Viewing -**

Viewings Strictly by appointment with the sole selling agents Atwell Martin call or email us today to confirm your appointment | 13 High Street, Calne, Wiltshire, SN11 0BS

#### **Situation - New Zealand -**

New Zealand is a small hamlet close to the larger village of Lyneham offering numerous amenities to include two supermarkets, restaurant, public houses and a primary school. The village is conveniently located in the heart of the Wiltshire countryside yet within easy reach of the thriving towns of Royal Wootton Bassett, Calne and Chippenham and close to M4 J.16 and Swindon with it's mainline rail links to London Paddington and Bristol.

#### **Property Information -**

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

Wiltshire Council Tax - Band E

Tenure - Freehold







Ground Floor Building 1



Ground Floor Building 2



Ground Floor Building 3

Approximate total area<sup>(1)</sup>

1623 ft<sup>2</sup>

150.9 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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