



Station Road, Calne, SN11 0HB

Calne

Guide Price

£280,000

Bedrooms: 3 | Bathrooms: 3 | Receptions: 3

Atwell Martin are delighted to present this spacious three bedroom end of terrace family home, ideally situated within walking distance of the town centre.

The ground floor accommodation comprises a welcoming entrance hallway with staircase to the first floor, understairs storage cupboard, and a convenient cloakroom/WC. The modern kitchen/dining room is fitted with an integrated dishwasher, single oven, induction hob, and extractor hood, with space for a freestanding fridge/freezer and washing machine. To the rear of the property, you have a generously proportioned living room, which spans the full width of the property.

To the first floor, the property offers three well-proportioned bedrooms, including a principal bedroom with en-suite shower room, together with a family bathroom fitted with a shower over the bath.

Externally, the property benefits from an attractive large rear garden, predominantly laid to lawn and complemented by a patio seating area and side gated access leading to driveway parking for approximately 2-3 vehicles.

This is a fantastic opportunity to acquire a well presented family home in a highly convenient location. Early viewing is highly recommended.

Situation

Station Road is conveniently located within easy walking distance of Calne town centre.

Known as the "Town of Discovery", Calne is nestled in the heart of the Wiltshire countryside and offers an appealing blend of history, amenities, and community spirit. The town is home to a range of historic buildings, including St Mary's Church, a fine example of a 12th-century parish church. Modern-day Calne provides a weekly market, sports and leisure facilities, supermarkets, independent shops, a library, and both state and private schooling for all ages.

Just outside the town lies the picturesque village of Cherhill, renowned for Wiltshire's most dramatic White Horse, carved into the chalk hillside beneath an Iron Age hill fort. Nearby attractions include the UNESCO World Heritage Sites of Avebury and Stonehenge, as well as Silbury Hill, Lacock Abbey, and the historic Georgian city of Bath. Bowood House, with its beautiful gardens, luxury hotel, spa, and golf resort, is also only a short drive away.

Excellent transport links via the A4 and M4 provide easy access to Bristol, Bath, and Swindon. For commuters, the nearby town of Chippenham offers a mainline railway service with direct connections to London.

Additional Information

Tenure: Freehold

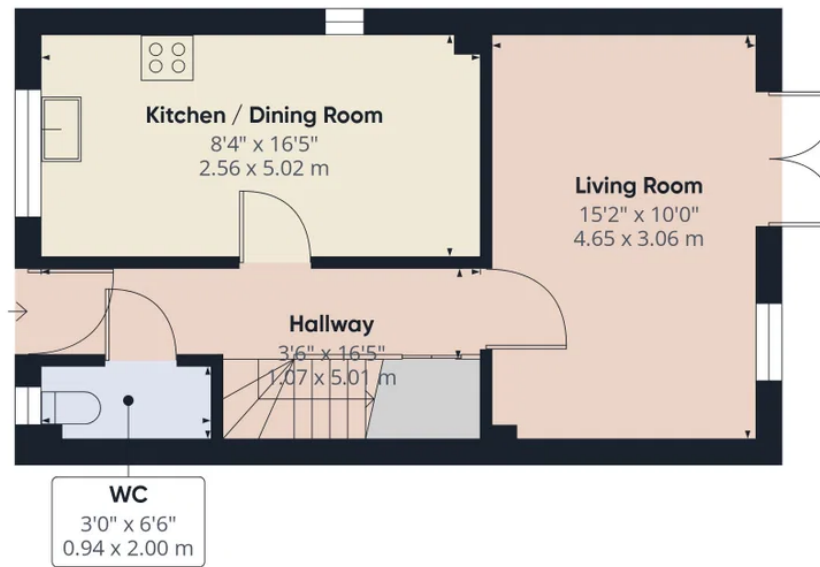
Management Fee: Approximately £168 per annum

Council Tax Band: C

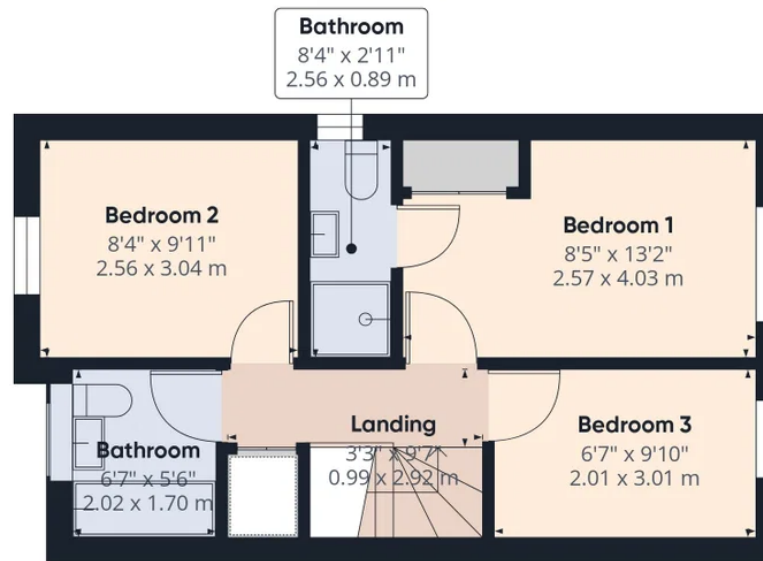
Utilities: Mains electricity, water, drainage, and gas central heating







Ground Floor



First Floor



Approximate total area⁽¹⁾
757 ft²
70.3 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.

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Calne Sales

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