

Stoke Meadow, Calne, SN11 0FU

Calne

Guide Price

£390,000

Bedrooms: 3 | **Bathrooms:** 2 | **Receptions:** 1

Atwell Martin would like to present this well-positioned three-bedroom semi-detached property, located on the popular CG Fry development on the southern side of the market town of Calne.

The property offers three generously sized double bedrooms, along with a spacious kitchen/dining room and a useful utility room just off the kitchen. The boiler was replaced within the last year, providing added peace of mind.

The generous living room features French doors opening onto the rear garden, creating a bright and practical living space. There is also a convenient downstairs WC.

Upstairs, you have three double bedrooms, with the principal bedroom benefiting from an en-suite shower room. There is also a separate family bathroom, conveniently serving the other two bedrooms. The property further benefits from a loft space with power and lighting, offering useful additional storage.

Outside, the property enjoys a particularly appealing, Unoverlooked rear garden, An unusual feature for this development, Providing a good degree of privacy. There is ample driveway parking to the side, together with a single garage benefiting from a side access door.

Overall, this is a well proportioned family home offering excellent living accommodation, useful additional features and convenient parking.

Situation -

Stoke Meadow is situated on the south side of the town within the popular CG Fry development.

Calne, the 'Town of Discovery' is situated in the heart of the Wiltshire countryside. The town retains many buildings of historical interest, including St Marys, a beautiful example of a 12th Century Parish Church. Modern day Calne benefits from a weekly market and various sports and leisure facilities. There is also a selection of shops and supermarkets, a library, public and private schooling for all ages. Just outside the town is the village of Cherhill, here you will find Wiltshire's most dramatic White Horse carved on the chalk hillside below an ironage fort. A short drive away are the UNESCO Word Heritage Sites of Avebury, Silbury Hill, Stonehenge, Lacock Abbey and the Georgian City of Bath. A couple of miles away is Bowood House with beautiful gardens and luxury Hotel, Spa and Golf Resort.

There is good access to Bristol, Bath and Swindon thanks to the A4 and M4 and in the nearby town of Chippenham there is an excellent mainline service to London for commuters.

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

Wiltshire Council Tax - Band D

Tenure - Freehold

Management Company - First Port & Fee - Approx £226.92 PA















Calne Sales

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