



**Lansdowne Close, Calne, SN11 9DS**

**Calne**

**Guide Price  
£290,000**

**Bedrooms: 4 | Bathrooms: 1 | Receptions: 2**

NO CHAIN – Welcome to Lansdowne Close, a deceptively spacious four bedroom semi-detached property tucked away on a quiet residential street in the market town of Calne.

### **The Property -**

The ground floor comprises of: Large entrance hall with plenty of space for shoes and coats. Further doorway through into the inner hall which has the staircase to the first floor as well as understairs storage. At the rear of the property, the kitchen is of good shape and size with a variety of wall and base units with integrated stainless steel sink, dishwasher, double oven with gas hob and extractor with space for an under counter fridge. The kitchen is further extended with a utility area which provides space for a washing machine and under counter freezer as well as an additional sink. Door to the side of the property with adjacent wc. Archway into a massive living / dining room which is flooded with natural light from the front of the property. Sliding doors provide access into the sun room with further doors into the garden.

The first floor is home to four good sized bedrooms, airing cupboard and bathroom with shower over bath.

Externally, the rear garden is mainly patio with a small raised border with mature trees and shrubs, side access brings you round to the front garden which a great size and offers driveway parking for one vehicle.

Planning permission has been provided for a single storey extension to the side of the property. Should this be of interest, please enquire and we can discuss further details.

### **Viewings -**

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 -**

Situated within a small cul-de-sac on north side of town.

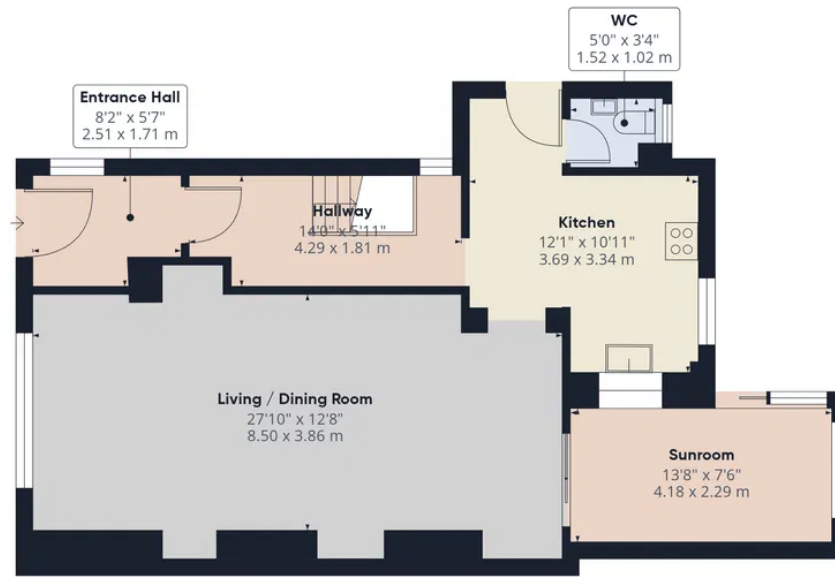
Calne, known as the "Town of Discovery," is located in the heart of the scenic Wiltshire countryside. Rich in history, the town is home to architectural gems like the 12th century St. Mary's Church and offers a perfect blend of heritage and modern amenities. Residents enjoy a weekly market, a variety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

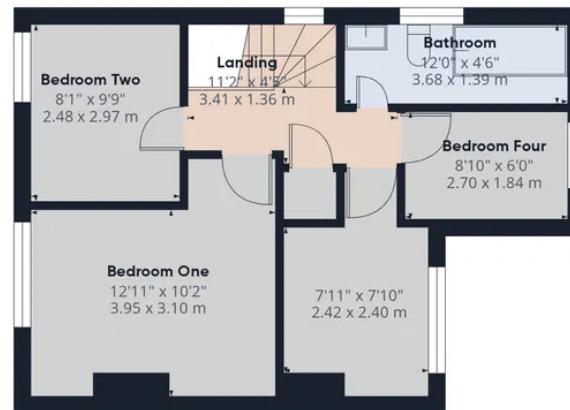
### **Property Information -**







Ground Floor



First Floor

Approximate total area<sup>(1)</sup>  
1215 ft<sup>2</sup>  
112.8 m<sup>2</sup>

(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

13 High Street, Calne Wiltshire, SN11 0BS

01249 813813

res.calne@atwellmartin.co.uk  
<https://calne.atwellmartin.co.uk/>