



Linnet Road, Calne, SN11 9RN

Calne

Guide Price
£300,000

Bedrooms: 3 | Bathrooms: 3 | Receptions: 2

Atwell Martin are delighted to introduce this beautifully maintained three/four-bedroom townhouse, perfectly positioned within the highly desirable Lansdown Park development on the northern edge of the historic market town of Calne. Offering generous living space arranged over three floors, this wonderful home combines modern convenience with versatile accommodation, making it ideal for families, professionals, or anyone seeking a stylish and well-connected place to live.

Ground Floor

Step through the welcoming entrance hallway into an impressive open-plan kitchen and dining area, designed as the heart of the home. With ample space for family meals or entertaining guests, this bright and sociable space offers direct access to the rear garden. Completing the ground floor is a flexible study/snug—perfect for home working or relaxation—and a conveniently located downstairs W.C.

First Floor

The first floor provides a generously proportioned bedroom, ideal as a guest room or alternative principal bedroom. A spacious living room sits to the rear, offering an inviting environment for cosy evenings or hosting. A second W.C. on this floor adds further practicality for busy households.

Second Floor

The upper floor features two additional well-sized bedrooms. The principal bedroom boasts its own private en-suite, creating a peaceful retreat, while the remaining bedroom is serviced by a modern family bathroom. This thoughtful layout ensures comfort and privacy for all members of the household.

Externally

Outside, the property continues to impress. The fully enclosed, landscaped rear garden has been designed with low-maintenance enjoyment in mind, offering the perfect spot for outdoor dining, gardening, or play. While the single garage and allocated parking space—located to the rear—provide valuable off-road parking and storage options.

Property Information -

Utilities/Services - Mains Electric, Water & Drainage

Wiltshire Council Tax - Band D

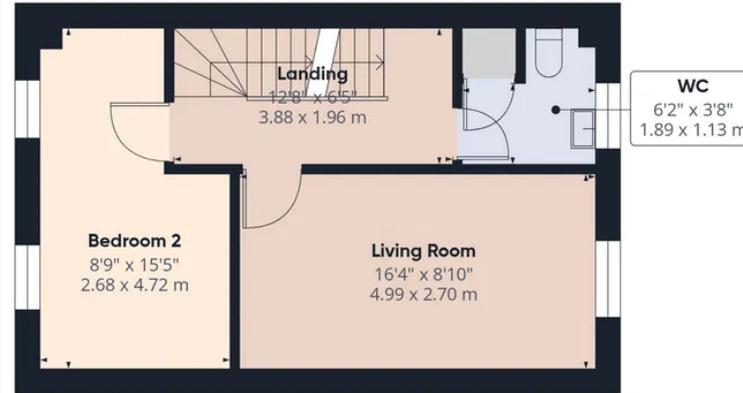
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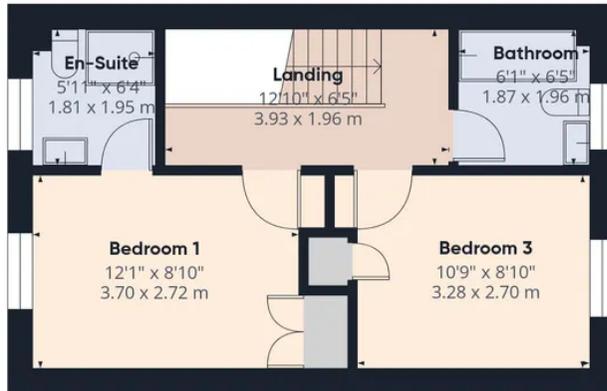




Ground Floor Building 1



First Floor Building 1



Second Floor Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾
1243 ft²
115.5 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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