



Swaddon Street, Calne, SN11 9AR

Calne

Guide Price
£260,000

Bedrooms: 3 | Bathrooms: 1 | Receptions: 2

This extended family home is attractively presented throughout and enjoys a convenient location just a short walk from local shops and amenities.

The ground floor features a practical entrance porch and welcoming hallway, leading to a re-fitted kitchen with excellent cupboard space and storage. The dual-aspect living/dining room provides a light-filled, comfortable setting, complete with a feature fireplace, while a versatile sun room/utility room offers additional flexible space.

Upstairs, a spacious landing with an airing and storage cupboard, plus loft access via a pull-down ladder, leads to three well-proportioned bedrooms and a modern re-fitted shower room, combining style and functionality for family living.

Externally, the enclosed rear garden is mainly laid to lawn and includes storage sheds, with a hot tub available by negotiation. The block-paved driveway to the front offers off-road parking for two vehicles.

A well-presented and conveniently located home, offering practical and comfortable living space throughout.

Situation -

Swaddon Street is situated on the north side of the town, Within walking distance of the centre.

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 World 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.

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

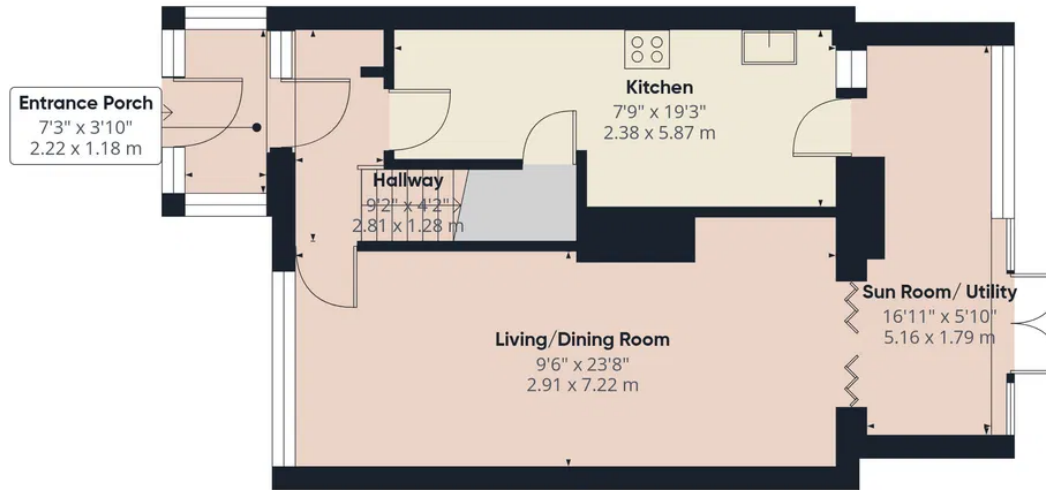
Utilities/Services - Mains Electric, Water & Drainage, Gas Central Heating

Wiltshire Council Tax - Band B

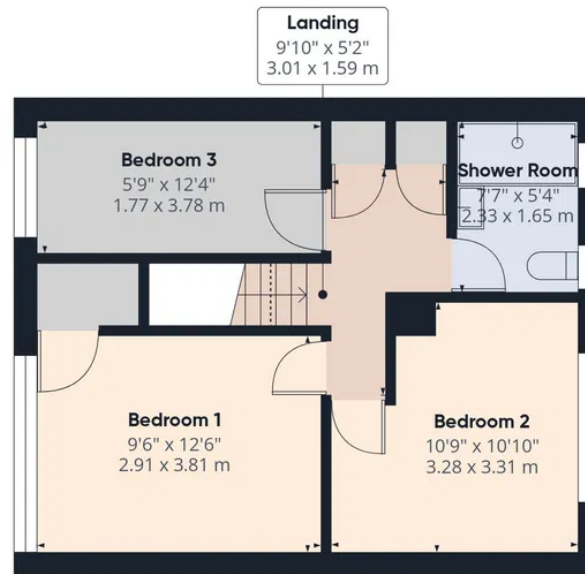
Tenure - Freehold







Ground Floor



First Floor



Approximate total area⁽¹⁾

971 ft²

90.3 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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/>