



Stokes Croft, Calne, SN11 9AH

Calne

£220,000

Bedrooms: 3 | Bathrooms: 2 | Receptions: 1

Offered for sale with No Onward Chain! An ideal project property occupying a large plot, this three-bedroom semi-detached home offers excellent potential for extension (subject to planning permission) and could be transformed into a fantastic family home.

The accommodation comprises an entrance hallway, living room, and kitchen/dining room. A inner passage way provides access to two storage sheds as well as doors leading to both the front and rear gardens. To the first floor, there is a bathroom with shower over bath, a separate WC, and three well-proportioned bedrooms. Externally, the substantial rear garden is mainly laid to lawn with a number of storage sheds and patio area. Allocated parking is located to the front of the property.

The property also benefits from a newly installed heating system, including a Vaillant combi boiler with all new pipework and radiators.

Viewing -

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 -

Stokes Croft is situated on the north side of the town and within walking distance of the town centre.

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.

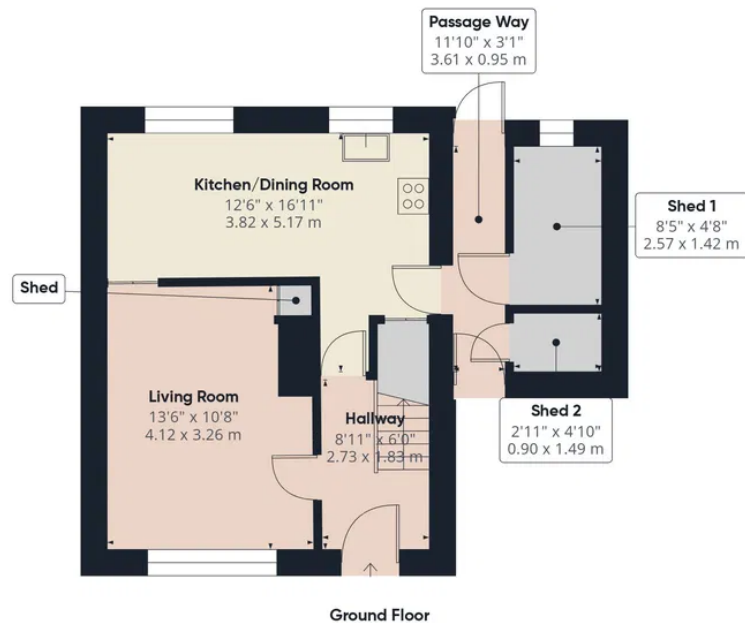
Property Information -

Utilities/Services - Mains Electric, Water & Drainage, Fibre Broadband, Gas Central Heating & Combi Boiler

Council Tax - Band B







Approximate total area⁽¹⁾
777 ft²
72.1 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.

GIRAFFE360

Calne Sales

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