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63 Station Road, Calne, SN11 0HB

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Price Guide £275,000

An attractive and beautifully presented three-bedroom townhouse offering well-proportioned accommodation over three floors, a generous principal bedroom suite, enclosed rear garden, and carport driveway parking for two vehicles, enjoying a desirable position on the sought-after Station Meadows development.

- Sought After Station Meadows Development
- Beautifully Presented Throughout
- Spacious Accommodation Arranged over Three Floors
- Three Double Bedrooms
- Impressive Principal Bedroom Suite
- Modern Kitchen/Diner with French Doors to the Rear Garden
- Enclosed Rear Garden with Patio Seating Area
- Carport and Driveway Parking for Two Vehicles
- Walking Distance to Calne Town Centre
- Easy Access to Picturesque Countryside Walks

Freehold

EPC Rating C









A beautifully presented three bedroom townhouse with driveway carport parking for two vehicles, an enclosed rear garden and an impressive principal suite, ideally situated on the sought-after Station Meadows development within easy walking distance of Calne town centre and picturesque countryside walks.

Immaculately presented throughout, this spacious home offers well-balanced accommodation arranged over three floors. The ground floor comprises a generous living room, a stylish kitchen/diner with French doors opening onto the rear garden. A cloakroom and a large understairs storage cupboard complete the ground floor.

The first floor provides two well-proportioned double bedrooms, with the second bedroom benefitting from fitted wardrobes, together with a modern family bathroom with shower over.

Occupying the entire top floor is an impressive principal bedroom suite, complete with fitted wardrobes and a contemporary en-suite shower room.

Outside, the property enjoys a fully enclosed rear garden, laid mainly to lawn with a patio seating area, ideal for outdoor dining and entertaining. To the front, a block-paved driveway provides off-street carport parking for two vehicles.

Situation
Calne provides a comprehensive range of amenities including a choice of shops and supermarkets, public library, churches and schooling for all age groups. Calne is an expanding North Wiltshire town within easy travelling distance of nearby larger centres which include Chippenham (6 miles) and Swindon (18 miles). Junctions 16 and 17 of the M4 Motorway are both easily accessible from the town, whilst a mainline railway station at Chippenham provides regular services to London Paddington. For those with recreational interests there are golf courses at North Wilts and Bowood, riding at Hampsley Hollow and fishing and walks at Blackland Lakes. There are also the archaeological sites of Avebury Stone Circle, Kennet Long Barrow and Silbury Hill within easy travelling distance.

Property Information
Council Tax Band; C

Tenure; Freehold

Service Charge Fees; Approximately £175.00 per annum

Mains water, electricity, gas and drainage.

Gas Fired Central Heating

EPC Rating; C

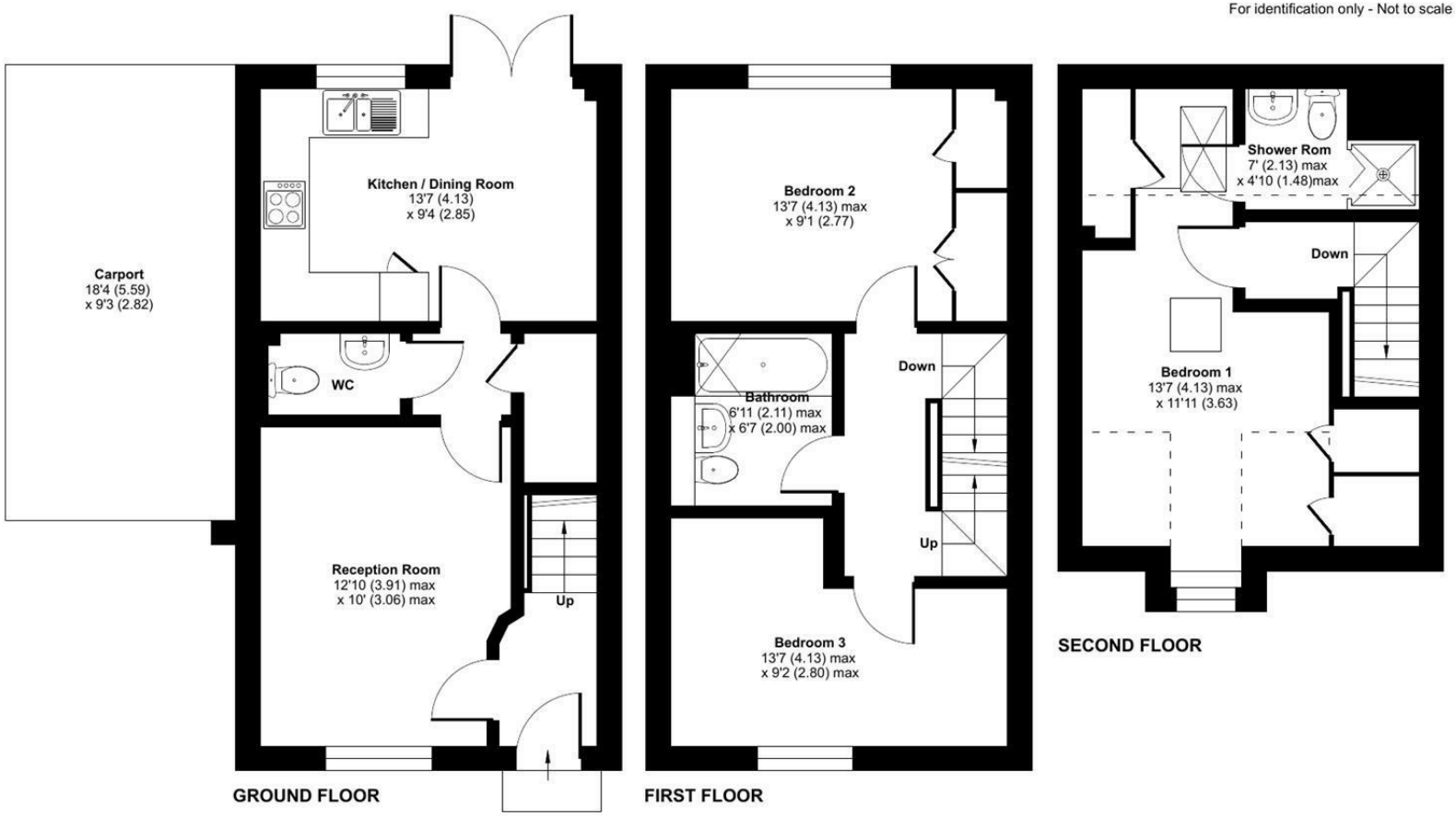






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Approximate Area = 883 sq ft / 82 sq m (exclude carport)
Limited Use Area(s) = 90 sq ft / 8.3 sq m
Total = 973 sq ft / 90.3 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Strakers. REF: 1481477

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