



📍 22 Stockley Lane, Calne, Wiltshire, SN11 0LA

🏠 £475,000

An extended, and beautifully presented, three bedroom, two bathroom, two reception room, detached home, offering high-quality, contemporary accommodation, with well proportioned and well-maintained rear garden, single garage and driveway parking; superbly positioned on the popular south side of Calne.

- Extended Detached Family Home
- Beautifully Presented, Significantly Improved Throughout
- High-Quality, Contemporary Accommodation
- Three Bedrooms (Formerly Four)
- Stunning Kitchen / Breakfast Room with Extended Dining / Garden Room Off
- Newly Appointed En-suite & Family Bathroom
- Cloakroom & Utility Room
- Generous, Private Rear Garden with Bar
- Single Garage & Driveway Parking
- Sought After South Side of Calne

🏡 Freehold

🏠 EPC Rating C



A most attractive three bedroom (formerly four) detached family home, which has been extended and sympathetically improved by the current owners, to create a beautifully presented, high-specification, contemporary home; superbly positioned on the sought after southern side of Calne.

The accommodation is arranged over two levels, and briefly comprises; welcoming entrance hall, generous sitting room with wood burning stove, stunning kitchen / breakfast room, which flows seamlessly into the extended dining / garden room. There is a utility room and cloakroom off of the kitchen.

To the first floor are the three bedrooms, two of which are generous doubles, whilst the third is a good sized single. The principal bedroom benefits from lovely views, and a stylish en-suite shower room with his & hers basins. The family bathroom is also newly appointed, with a delightful stand alone bathtub.

Externally the rear garden is both mell-proportioned and well-maintained, with a lovely patio seatig area immediately from the house, followed by the larger lawned area, with exceptionally pretty borders and beds. There is also a garden bar and shed. To the front is a single garage, and off-road driveway parking for multiple vehicles.

Situation

The property is located close to the south of Calne and offers access to 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: D

Freehold

Mains Gas, Electricity, Water And Drainage

Gas Central Heating

EPC Rating: C



Stockley Lane, Calne, SN11

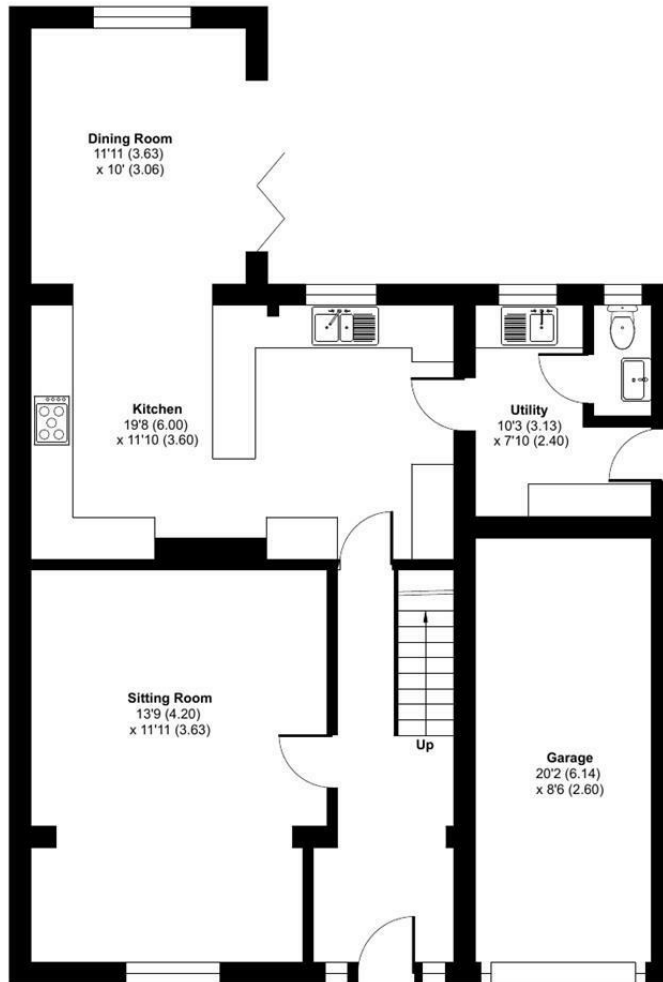
Approximate Area = 1388 sq ft / 128.9 sq m

Garage = 162 sq ft / 15 sq m

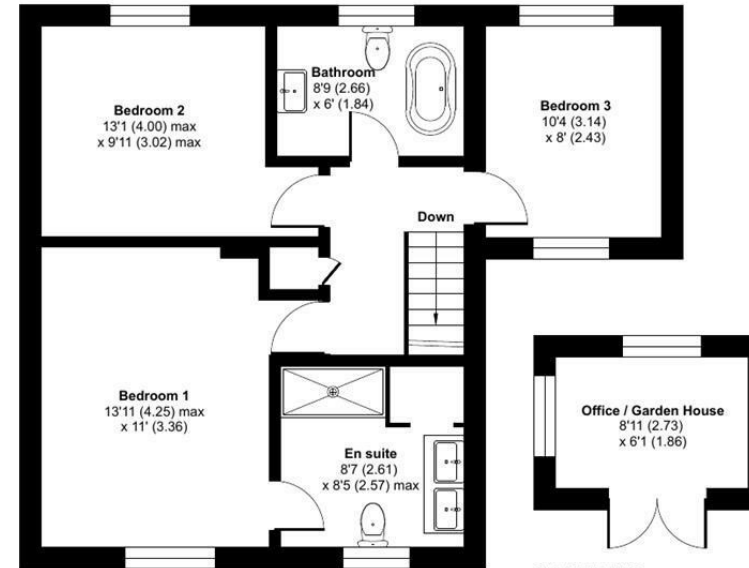
Outbuilding = 55 sq ft / 5.1 sq m

Total = 1605 sq ft / 149 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Strakers. REF: 1457358

Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.