



Horsebrook, Calne
Calne

Guide Price
£150,000

Bedrooms: 2 | Bathrooms: 1 | Receptions: 1

Atwell Martin are delighted to present this two double bedroom first floor flat, benefiting from its own private entrance and hallway. Ideally situated within walking distance of the town centre, the property is surrounded by beautifully maintained communal gardens, offering a peaceful and attractive setting.

The accommodation comprises an entrance hallway with stairs leading to the first floor, a spacious dual-aspect living/dining room, fitted kitchen, bathroom and two generous double bedrooms. The principal bedroom benefits from built-in wardrobes.

Externally, the property offers an allocated parking space, along with ample visitor parking. Residents can also enjoy the stunning communal gardens, complete with riverside walks and seating areas.

An internal viewing is highly recommended to fully appreciate this well-presented property and its pleasant surroundings.

Situation -

Horsebrook is situated just off The Green and within walking distance of the town 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, Electric Heating

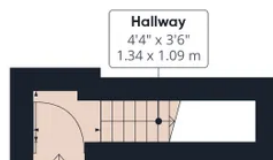
Wiltshire Council Tax - Band B

Tenure - Leasehold (964 Years Remaining)

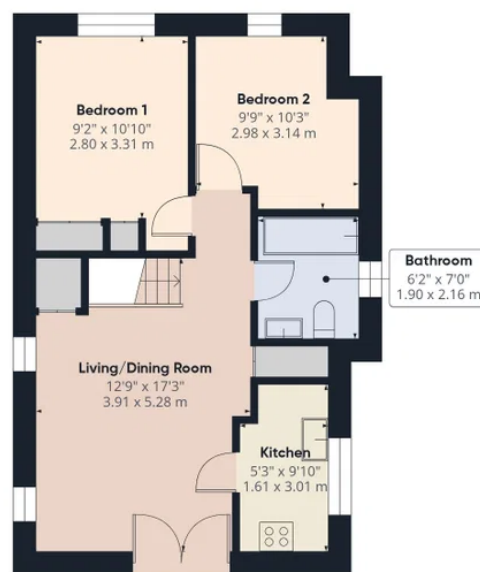
Service Charge & Ground Rent - Service charge Approx: £103 PM







Ground Floor



First Floor

Approximate total area⁽¹⁾

562 ft²

52.1 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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