

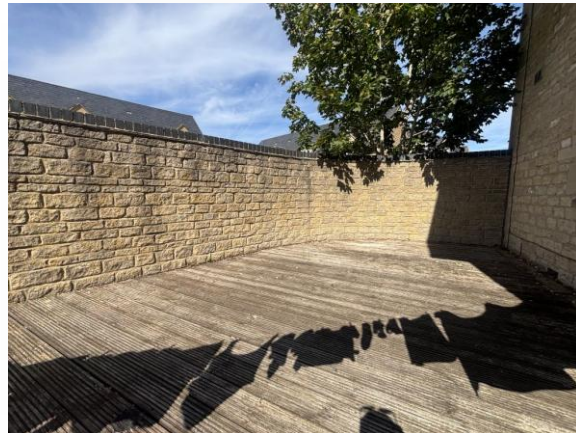


**East Wing, Lickhill Road, Calne SN11 9EZ**

**Welcome to**

**East Wing Lickhill Road, Calne**

A unique and substantial period home (approx. 1475 sq.ft), forming part of the historic Dunstan House - offering character, charm and versatile living, in a highly desirable Calne location. Rare to the market, and offered with no onwads chain, an internal viewing is highly recommended.



### Entrance Hall

Door to the front of the property, doors to all rooms, radiator, stairs to the first floor, and tiled floor.

### Cloakroom

Convenient cloakroom with WC, wash hand basin with tiled splashbacks, and tiled floor.

### Lounge

Dual aspect reception room with two sash windows to front and side aspects, high ceiling, and a feature fireplace.

### Dining Room

Further dual aspect reception room with sash windows to rear and side aspects, high ceiling, and feature fireplace.

### Kitchen

Country style kitchen with window to rear aspect and stable door to the garden. Wall and base units with rolled edge work surfaces over and tiled splashbacks. Electric oven and gas hob with cooker hood over. Integrated washing machine, dishwasher and fridge freezer.

### Landing

Doors to all rooms, stairs to the first floor.

### Bedroom One

Dual aspect bedroom offering plenty of natural light, with sash windows to side and rear aspects, and a radiator.

### En Suite

WC and wash hand basin, double shower cubicle, chrome towel rail, part tiled.

### Bedroom Two

Further dual aspect bedroom sash windows to front and side aspects, feature fireplace.

### Bedroom Three/Study Area

Two windows to rear aspect, stairs to the attic room.

### Attic Room

Large landing space with storage. Bedroom area with window to rear aspect.

### Front Garden

Communal gardens to the front of the property.

### Rear Garden

Low maintenance decked rear garden.

### Parking

Gravelled parking in front of garage.

### Garage

Up and over door to the front aspect.

### The Area

Calne is a charming and historic market town set within the beautiful Wiltshire countryside, offering an enviable balance of rural tranquillity and modern convenience.

Rich in heritage and character, the town has a variety of local attractions and amenities, making it a highly desirable place to live for a wide range of buyers.

Surrounded by stunning countryside and green open spaces, Calne is perfect for those who enjoy outdoor living, with scenic walks and picturesque landscapes on the doorstep. The nearby Bowood Estate is a particular highlight, offering beautiful gardens, parkland, and leisure facilities, adding to the town's appeal and providing a fantastic place to relax and explore.

Despite its peaceful setting, Calne remains well-equipped with everyday essentials, including a large Tesco, independent shops, cafés, and restaurants. The town continues to grow and develop, blending its traditional charm with modern conveniences. Each area of Calne offers something slightly different, ensuring there is a location to suit a variety of lifestyles.

Calne also benefits from excellent connectivity, with easy access to the A4 and M4 corridor, making commuting straightforward. Nearby Chippenham provides direct rail links to London Paddington, as well as regular bus routes to both Chippenham and Swindon, enhancing accessibility further.

The town is particularly appealing for families, with well-regarded schools achieving 'Outstanding' Ofsted ratings, along with a wide range of leisure activities including gyms, swimming pools, and local sports teams. Combined with its strong community spirit and welcoming atmosphere, Calne offers a true sense of belonging.

With its countryside setting, growing amenities, and vibrant community, Calne is a fantastic place to call home.

### Agent Note

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."



***view this property online*** [allenandharris.co.uk/Property/CLN108755](https://allenandharris.co.uk/Property/CLN108755)



## Welcome to

### East Wing, Lickhill Road, Calne

- No Onwards Chain
- Spacious and characterful home, offering versatile living over three floors
- Period features including high ceilings, sash windows, and open fireplaces
- Sought after location, offering easy access to the town, and other local amenities
- Three bedrooms and two reception rooms

Tenure: Freehold EPC Rating: E

Council Tax Band: E



Please note the marker reflects the postcode not the actual property

**view this property online** [allenandharris.co.uk/Property/CLN108755](https://allenandharris.co.uk/Property/CLN108755)



Property Ref:  
CLN108755 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
allen & harris



**01249 814681**



[calne@allenandharris.co.uk](mailto:calne@allenandharris.co.uk)



17 High Street, CALNE, Wiltshire, SN11 OBS



[allenandharris.co.uk](https://allenandharris.co.uk)