



📍 26 Shelburne Road, Calne, SN11 8ER

🔗 £675,000

Offered to the market for the first time in 54 years, is this most attractive four bedroom, three reception room, two bathroom detached family home, occupying a wonderful circa 0.3 acre plot, and benefitting from detached double garage, large driveway, and beautifully established, private rear garden. Offered with No Onward Chain.

- Most Attractive Double Bay-Fronted Detached Home
- First Time to Market in 54 Years
- No Onward Chain
- Four Bedrooms
- Three Reception Rooms & Conservatory
- Family Bathroom & Separate Shower Room
- Private, Established Rear Garden
- Detached Double Garage & Large Driveway
- Scope to Modernise in Area's
- Popular South Side of Calne

🏠 Freehold

📊 EPC Rating D



Offered to the market for the first time in 54 years, is this most attractive double bay-fronted detached family home, occupying a fantastic double width plot measuring at circa 0.3 of an acre, and superbly positioned on the desirable south side of Calne. This wonderful home offers spacious and versatile living arrangements, whilst offering prospective buyers the opportunity to modernise and / or extend what is currently a blank canvas, ready to create what is bound to be their forever home. Offered with No Onward Chain.

The accommodation is arranged over two levels, and briefly comprises; entrance porch, entrance hall, bay-fronted sitting room with open fireplace, bay-fronted dining room, fitted kitchen / breakfast room, leading through to the utility room, family room with sliding doors to the rear patio area, conservatory, and finally the useful boiler room. To the first floor are the four bedrooms, family bathroom, and separate family shower room.

Externally the property occupies the aforementioned plot of circa 0.3 acres. The rear garden is beautifully maintained, private and dully established with a variety of flowers, shrubs and trees. To the rear border are a summer house and separate workshop. The summerhouse is prime for conversion into a home office / studio. There is a detached double garage and large driveway to the front of the property.

#### **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: E

Freehold

Mains Gas, Water, Electricity & Drainage

Gas Central Heating

EPC Rating: D



# Shelburne Road, Calne, SN11

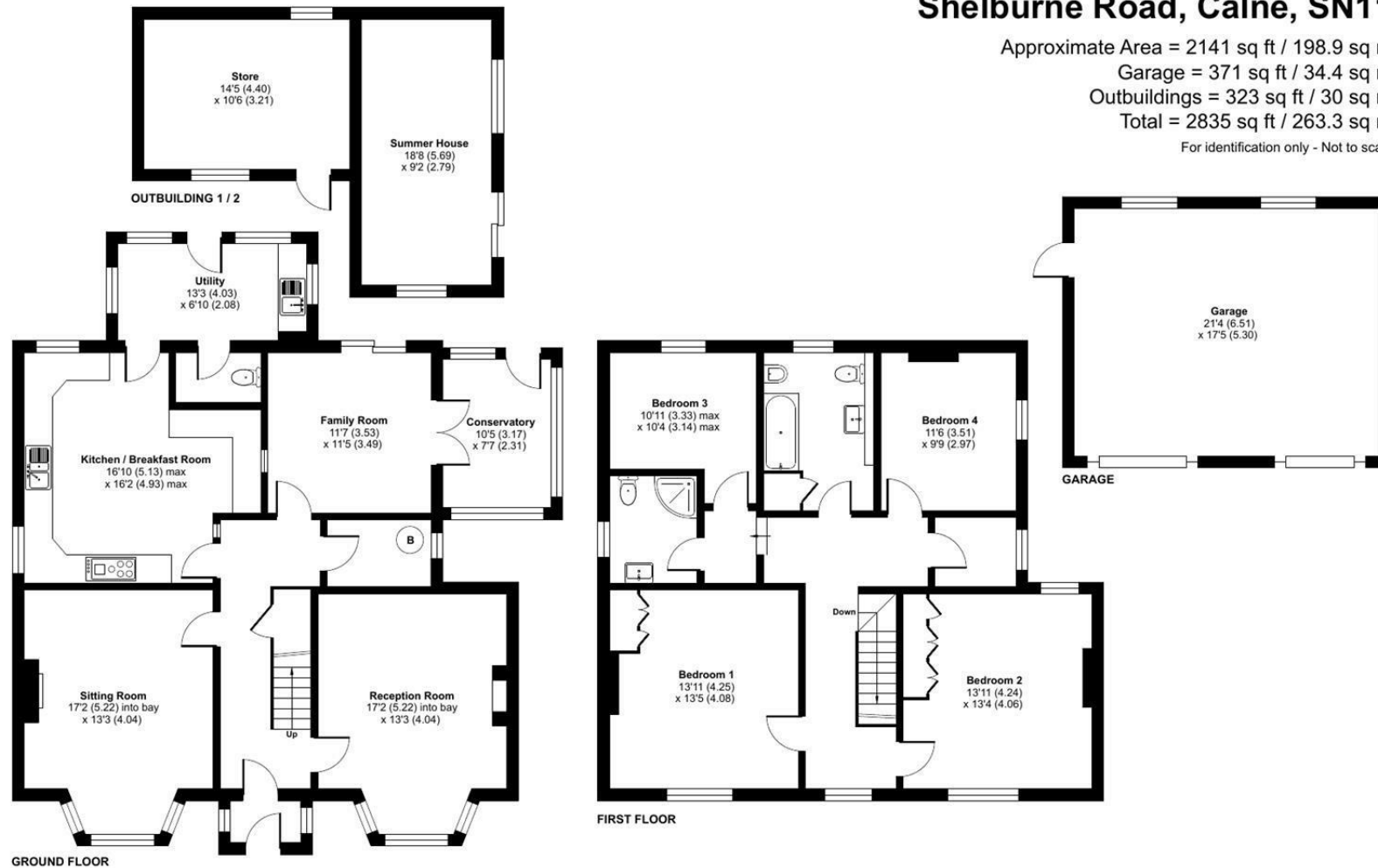
Approximate Area = 2141 sq ft / 198.9 sq m

Garage = 371 sq ft / 34.4 sq m

Outbuildings = 323 sq ft / 30 sq m

Total = 2835 sq ft / 263.3 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). © ntechcom 2025. Produced for Strakers. REF: 1361251

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