



ATWELL
MARTIN
ESTATE AGENTS
FOR SALE
01249 813813
atwellmartin.co.uk

Quemerford, Calne
Calne

Offers Over
£350,000

Bedrooms: 4 | Bathrooms: 2 | Receptions: 2

Four-Bedroom Detached Property in a Quiet Cul-de-Sac

At Atwell Martin, We're delighted to present this four bedroom detached property, situated in a small cul-de-sac on the south side of the market town of Calne. Offered for sale with no onward chain, this property would make an ideal family home.

Upon entering, you are welcomed by an entrance hall with a convenient downstairs WC. The spacious living room features a bay window to the front, allowing plenty of natural light, with double doors leading through to the dining room. The dining room benefits from French doors opening out onto the rear garden, creating a lovely space for entertaining and family gatherings.

The kitchen is accessed from the dining area, with an integral door leading into the garage. The garage also benefits from a door providing direct access to the rear garden.

To the first floor, there are four good sized bedrooms. The principal bedroom benefits from its own en-suite shower room, while the remaining three bedrooms are served by the family bathroom.

Externally, the property offers driveway parking for approximately two vehicles. To the rear, there is an enclosed garden, comprising a combination of patio and lawned areas, providing space for outdoor dining, relaxation and family activities.

With four well-proportioned bedrooms, an integral garage, driveway parking and the benefit of no onward chain, this detached property is well worth viewing.

Situation -

Ebor Gardens is situated on the southern side of Calne, tucked away within a small cul-de-sac just off Stockley Lane.

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 Word 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.

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, Gas Central Heating

Wiltshire Council Tax - Band E

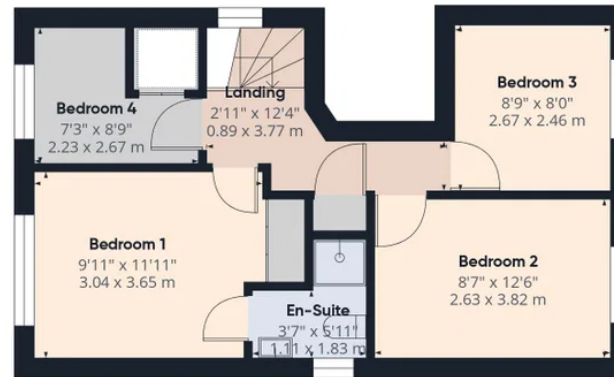
Tenure - Freehold







Ground Floor



First Floor



Approximate total area⁽¹⁾

1098 ft²

102 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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<https://calne.atwellmartin.co.uk/>