



**Quemerford, Calne**

Calne

Guide Price

**£325,000**

**Bedrooms: 2 | Bathrooms: 1 | Receptions: 1**

Offered for sale with No onward chain! A stunning barn conversion set on a generous plot with a stream running along one boundary. This home boasts vaulted ceilings, two double bedrooms, and a stylish four-piece bathroom, complemented by a wonderful open-plan living space.

Externally, the property offers parking for multiple vehicles, beautifully maintained gardens with a stream-bordered lawn, entertaining areas, and a sizeable storage shed/storage at one end. Inside, exposed beams and trusses create a period charm, while a contemporary log-burning stove adds warmth and character.

Located in a rural setting, just a stone's throw from the Cherhill White Horse and Calne Monument, the property provides easy access to Marlborough, Devizes, and Calne, as well as some of the most picturesque countryside Wiltshire has to offer.

### **Situation - Calne**

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.

**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

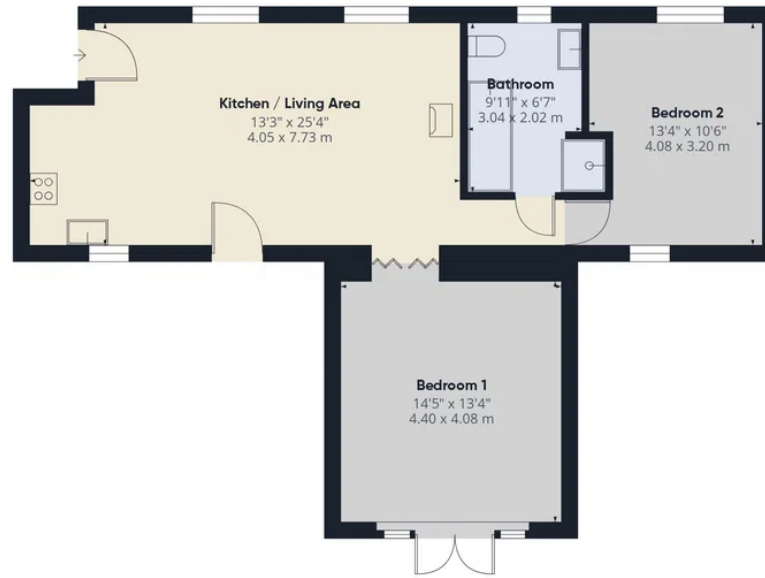
**Utilities/Services** - Mains Electric, Water & Drainage, Oil Central Heating

**Wiltshire Council Tax** - Band B

**Tenure** - Freehold







Ground Floor Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>  
872 ft<sup>2</sup>  
81 m<sup>2</sup>

(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**

13 High Street, Calne Wiltshire, SN11 0BS

**01249 813813**

[res.calne@atwellmartin.co.uk](mailto:res.calne@atwellmartin.co.uk)

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