



**Gregor Drive, Calne, Wiltshire, SN11 8HT**

**Calne**

Guide Price  
**£400,000**

**Bedrooms: 4 | Bathrooms: 2 | Receptions: 3**

Atwell Martin are delighted to present this former show home, finished to an exceptional standard with a wide range of premium upgrades, including granite worktops and stylish downlighting throughout the property.

This impressive four-bedroom detached family home was built by Persimmon Homes and is situated on the outskirts of the historic market town of Calne, offering a perfect blend of modern living and convenient access to local amenities.

The accommodation comprises: a welcoming entrance hallway with tiled flooring, a versatile study/snug, and a spacious living room. The impressive open-plan kitchen/dining room is perfect for entertaining, complemented by a useful utility room and downstairs W.C.

Upstairs, a bright and airy landing provides access to the loft, along with four generously proportioned bedrooms. The principal bedroom benefits from a modern en-suite, while a stylish family bathroom serves the remaining rooms.

Externally, the property enjoys a rear garden backing onto open fields, providing a wonderful sense of space and privacy. The garden features a patio seating area and is predominantly laid to lawn, making it ideal for both relaxing and entertaining.

To the front, there is driveway parking for two vehicles, along with a single garage equipped with power and lighting, positioned to the left-hand side of the property.

**Situation -**

Gregor Drive is situated on the east side of the town on the popular sandpits development.

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, Gas Central Heating

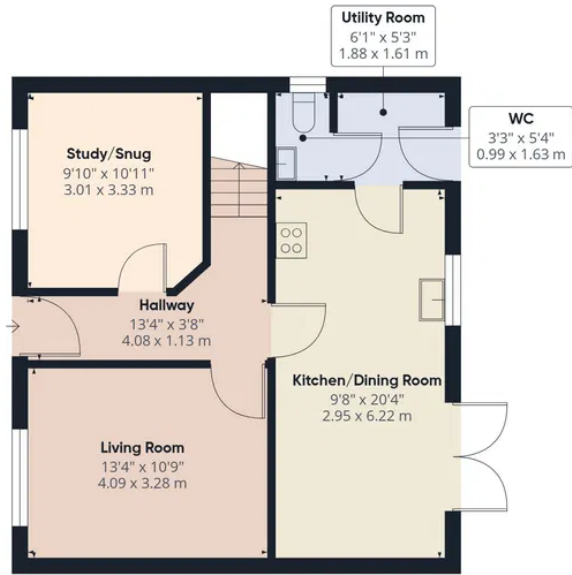
**Wiltshire Council Tax -** Band E

**Tenure -** Freehold

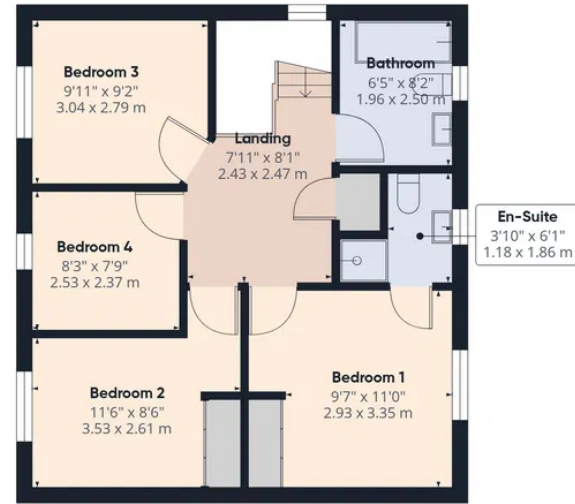
**Management Fee: (Approx)** £250 PA







Ground Floor Building 1



First Floor Building 1



Ground Floor Building 2



Approximate total area<sup>(1)</sup>  
1336 ft<sup>2</sup>  
124.1 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**

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