



Acorn Lane , Calne , SN11 0FP

Calne

Guide Price

£650,000

Bedrooms: 4 | Bathrooms: 3 | Receptions: 1

Atwell Martin are delighted to present this exceptional four-bedroom detached home, beautifully presented throughout and ideally situated within the highly desirable Cherhill View development on the southern side of town.

Offering just under 2,000 sq ft of stylish and thoughtfully designed accommodation, this impressive property boasts a spacious and welcoming entrance hall with access to the double garage, setting the tone for the quality found throughout the home.

The ground floor offers a spacious living room featuring a bay window to the front, together with a practical cloakroom/W.C. At the heart of the home is an impressive open-plan kitchen, dining, and family space, designed perfectly for contemporary family living and entertaining. The stylish kitchen is beautifully appointed with a comprehensive range of integrated Siemens appliances, an electric induction hob, and sleek Silestone worktops, while a separate utility room provides additional practicality and convenience.

Upstairs, the property continues to impress with four spacious double bedrooms. The two principal bedrooms benefit from built-in wardrobes and stylish en-suite shower rooms, while a modern family bathroom serves the remaining bedrooms.

Externally, the beautifully landscaped south/south east facing rear garden offers a raised patio area, ideal for enjoying the gorgeous far-reaching countryside views, a lawned garden, and a useful storage shed. To the front, the property enjoys ample driveway parking leading to the double garage, a well-maintained lawned garden, and a pathway to the main entrance.

Surrounded by stunning countryside views and scenic walks, this outstanding home perfectly combines space, comfort, and location, making it an ideal purchase for discerning buyers. Early viewing is highly recommended.

Situation -

Acorn Lane is situated within the Cherhill View development on the south side of the town.

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 F

Tenure - Freehold

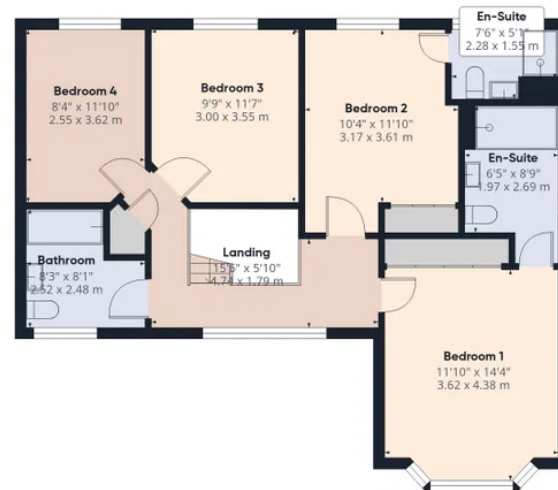
Management Fee - Payable every six months 1st Jan/1st June. Current charge £218.98







Ground Floor



First Floor



Approximate total area⁽¹⁾

1937 ft²

180 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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