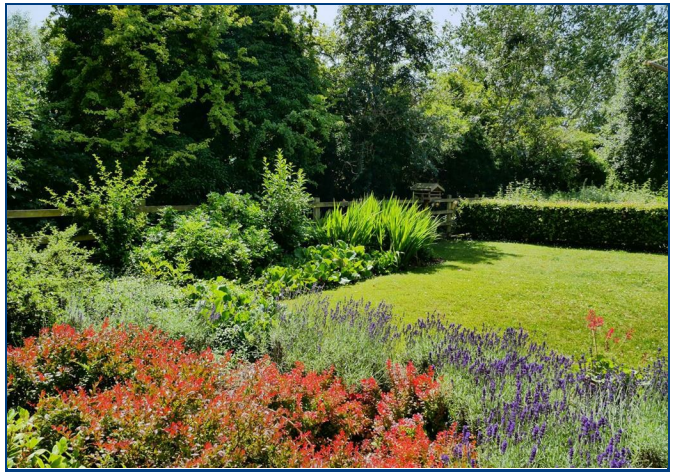


Station Road, Calne

£220,000

Butfield Breach



Station Road, Calne
£220,000

Offered for Sale with No Onward Chain! A beautifully presented two-bedroom apartment in the highly desirable South Calne area, offering attractive views over communal gardens and open countryside. The property features a spacious open-plan living, dining and kitchen area with doors opening onto a private balcony overlooking parkland. The generous principal bedroom benefits from an en-suite shower room, while a modern family bathroom serves the second bedroom. A large entrance hall provides excellent storage and versatile space for a home office area. Further benefits include gas central heating, double glazing, allocated parking, visitor parking and communal storage. Built in recent years, this secure and low-maintenance home is ideal for first-time buyers, professionals or investors.







Access & Areas Close By
Calne is surrounded by some of the most beautiful countryside that Wiltshire has to offer. There are routes westerly to Derry Hill, Bowood, Chippenham, Bath and the M4 westbound. To the the north is Lyneham, Royal Wootton Basset, Swindon and the M4 eastbound to London. Easterly along the A4 you will come to the Cherhill White Horse, Historic Avebury, Silbury Hill and then onto Marlborough.

Location
Situated on the south side of Calne within walking distance of the town, and on the doorstep is a local walking path leading to open fields and countryside making this a highly desired location.

The Apartment
Forming one of four luxury apartments at the end of Station Meadows. This is one of the two first-floor apartments with the benefit of a balcony.

Communal Foyer
There is a spacious carpeted entrance foyer. A staircase leads up to the first floor apartments.

Formal Hall
A spacious hall with doors that lead to the living room, bedrooms, and the bathroom. There is room for display furniture or a desk. Deep store cupboard. Entry phone.

Open Plan Living Dining Kitchen
11'11" x 21'0"
A bright and spacious open-plan living, dining and kitchen area, enhanced by multiple windows and double doors opening onto a small balcony. The room enjoys lovely views across the landscaped communal gardens and the parkland beyond.

Outlined in more detail:

Dining Kitchen
11'11" x 8'3"
A well-appointed fitted kitchen featuring wall and base cabinetry with a tiled splash back, integrated electric oven, hob and extractor hood, washing machine, and a sink with drainer. There is space for a large freestanding fridge freezer, while the wall-mounted boiler is discreetly concealed within a cupboard. The kitchen area benefits from tiled flooring, space for a table and chairs, and a window providing natural light along with views over the communal gardens.

Principal Bedroom
13'3" x 11'5"
A spacious, dual-aspect principal bedroom with ample room for a king-size bed and extensive wardrobe and storage options. The bedroom includes direct access to a private en-suite and is enhanced by attractive views over green spaces.

En-suite
A large double shower with sliding glass screen, pedestal wash basin and water closet. Heated towel rail.

Bedroom Two
8'5" x 8'9"
A large single bedroom with space for a bed and further furniture. A window opens to the side overlooking green space.

Main Bathroom
6'6" x 7'2"
A matching white suite consisting of a pedestal wash basin, panel enclosed bath and a water closet. Chrome heated towel rail. Tile finishes, tile floor, and an extractor fan.

Exterior Facilities
Outlined in further detail as follows:

Communal Gardens
The apartment block benefits from access to a communal garden with beautiful countryside views. The gardens have been carefully landscaped to include a level lawn, shaped flower beds with mature planting and shrubs, as well as a patio area ideal for outdoor seating, sectioned off by miniature hedging. The setting offers a particularly peaceful atmosphere, with a nearby pathway providing direct access to the Calne cycle path and surrounding countryside walks.

Communal Shed/Storage
The apartments have the use of two secure communal storage areas. One is ideal for storing bicycles and the other is designated for bin storage.

Parking
The home enjoys an allocated parking space. There is also an area designated for further visitor parking.

Parkland Cycling & Walking
Just steps from the development, a peaceful disused railway path invites easy walks or family cycle rides from Calne to Chippenham, following National Cycle Route 403. The route meanders alongside the River Avon and the River Marden, offering tranquil riverside scenery and virtually traffic-free stretches. From the apartment, you can enjoy lovely views over the surrounding parkland, perfectly complementing this outdoor lifestyle.

Lease Information
125 Year Lease from 2014 - 113 years left.
Ground rent is £1 per annum, included within Station Meadows Apartments 2 service charge of £1230.38 for 1 Jan to 30 Jun 2026. The current owner pays monthly by standing order.
Last annual service charge for Estate: £186.60, to year end 30 April.







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Floor Plans

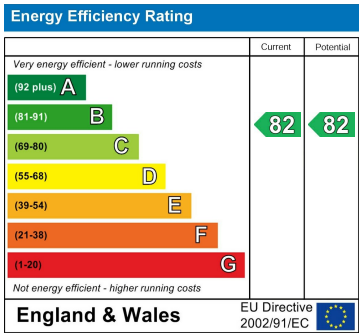


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Area Map



Energy Performance Graph



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