



Zander Road, Calne, SN11 9QS

Calne

Offers Over  
**£250,000**

**Bedrooms: 3 | Bathrooms: 1 | Receptions: 2**

GUIDE PRICE £255,000-£265,000! Situated in a peaceful cul-de-sac on the popular Lansdown Park development, this three-bedroom semi-detached home is ideally located within walking distance of schools and local amenities.

The accommodation includes an entrance hallway with a convenient downstairs WC, a spacious living room, and a separate dining room with an archway leading through to the kitchen.

Upstairs, you'll find three generously sized bedrooms and a modern family bathroom.

Externally, the property benefits from a low-maintenance enclosed rear garden and two allocated parking spaces to the front of the house.

Viewings -

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

Situation -

Zander Road is within the popular Lansdown Park development located on the edge of town.

Calne, known as the "Town of Discovery," is located in the heart of the scenic Wiltshire countryside. Rich in history, the town is home to architectural gems like the 12th century St. Mary's Church and offers a perfect blend of heritage and modern amenities. Residents enjoy a weekly market, a variety of leisure facilities, and a range of retail and dining options.

Families and professionals alike benefit from excellent local schools and convenient access to both public and private education. The nearby village of Cherhill is home to the iconic White Horse and Iron Age fort, while the stunning heritage sites of Avebury, Silbury Hill, Stonehenge, Lacock Abbey, and the Georgian city of Bath are all within easy reach. Bowood House, with its luxury hotel, spa, golf resort, and landscaped gardens, is also just a short drive away.

Property Information -

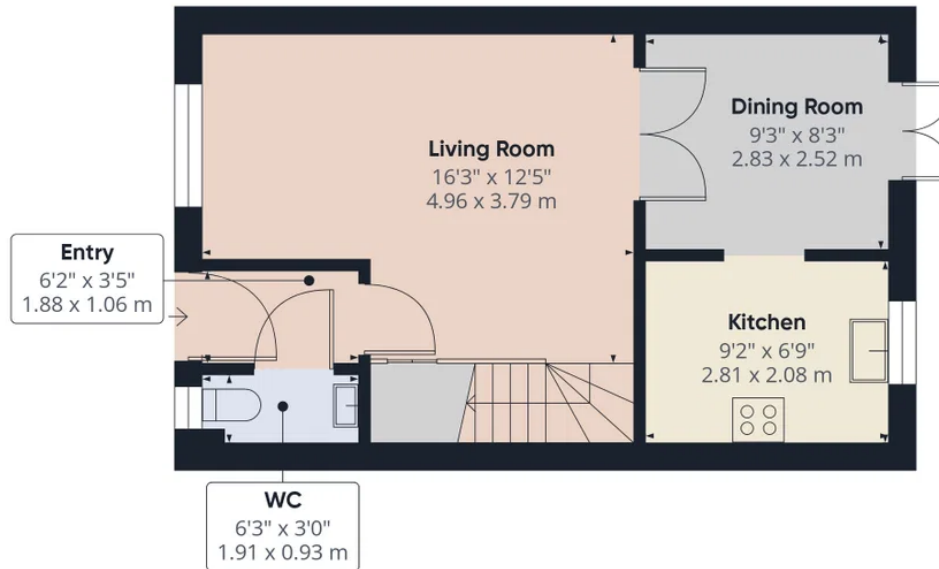
Utilities/Services - Mains Electric, Water & Drainage, Gas Central Heating

Council Tax - Band C

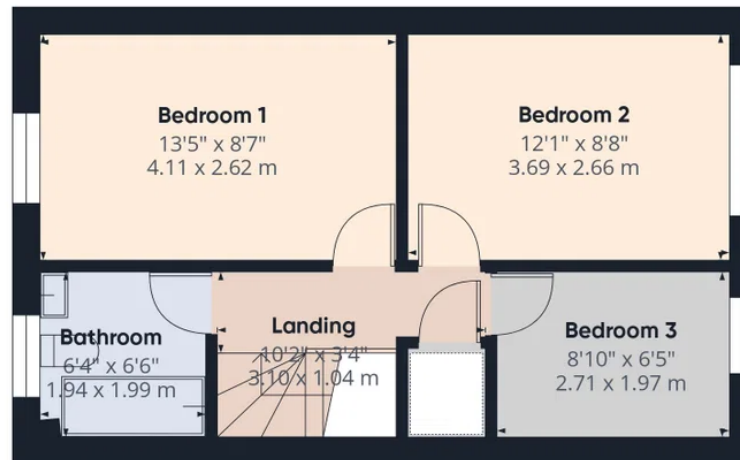
Tenure - Freehold







Ground Floor



First Floor

Approximate total area<sup>(1)</sup>

741 ft<sup>2</sup>  
68.9 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**

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