



**Hastings Drive, Calne, Wiltshire, SN11 8FS**  
Calne

Guide Price  
**£375,000**

**Bedrooms: 4 | Bathrooms: 3 | Receptions: 1**

Atwell Martin are delighted to offer this well-presented four-bedroom semi-detached family home, situated in a highly sought-after location and built by the reputable Redrow Homes.

The spacious accommodation is arranged over three floors and comprises:

**Ground Floor:** Entrance hallway, cloakroom/WC, a comfortable living room, and a modern kitchen/dining room – ideal for both family life and entertaining.

**First Floor:** Three generously sized bedrooms and a stylish family bathroom.

**Second Floor:** A bright, dual-aspect principal bedroom with built-in wardrobes and a private en-suite shower room.

Externally, the property boasts a well-maintained enclosed rear garden, mainly laid to lawn with a patio area – perfect for outdoor dining and relaxation. A rear access door leads into the single garage, which benefits from power, lighting and single parking space in front of the garage.

To the front, there is a block-paved driveway providing off-road parking for two vehicles.

A superb family home in a desirable location – early viewing is highly recommended and has the added bonus of being offered for sale with No Onward Chain.

**Situation -**

Hastings Drive is situated on the east side of the town within the popular Hawker Hurricane 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

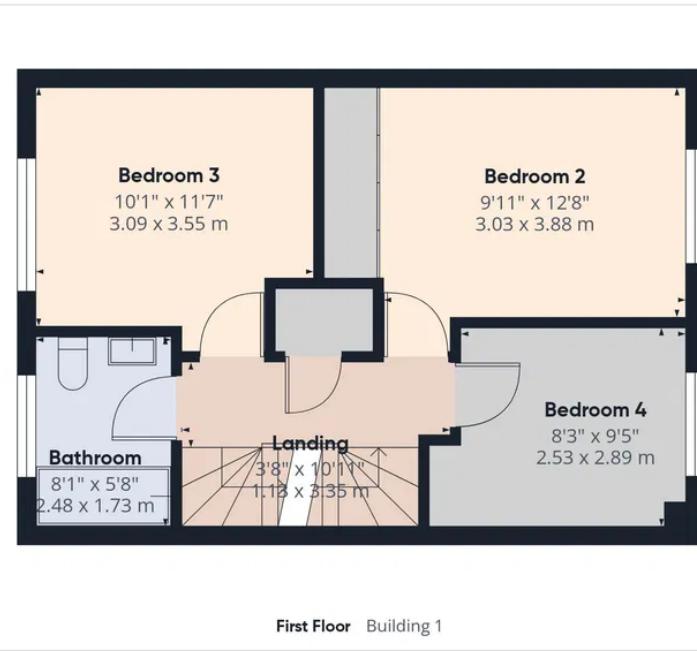
Wiltshire Council Tax - Band D

Tenure - Freehold

Management Fee - Approx £200.92 PA





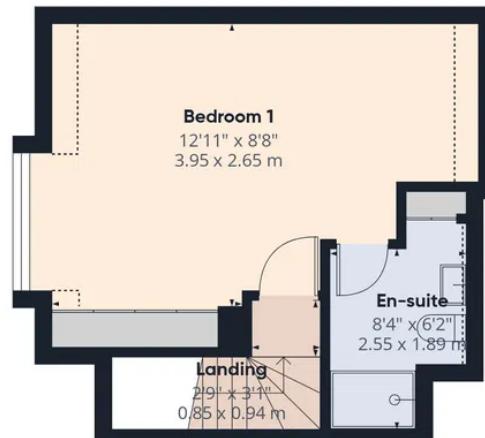


Approximate total area<sup>(1)</sup>

1414 ft<sup>2</sup>  
131.3 m<sup>2</sup>

Reduced headroom

16 ft<sup>2</sup>  
1.5 m<sup>2</sup>



(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Calne Sales

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