



Morgans Road, Calne, SN11 0FH

Calne

Guide Price
£675,000

Bedrooms: 4 | Bathrooms: 3 | Receptions: 2

Atwell Martin are delighted to present this truly stunning, newly redecorated four-bedroom detached home, ideally positioned within the highly sought-after Cherhill View development on the southern side of town.

Extending to just under 2,000 sq ft of beautifully appointed living space, this impressive home features underfloor heating throughout the ground floor. It offers a welcoming and spacious entrance hall with internal access to the double garage.

The ground floor comprises a generous living room with a bay window and feature fireplace (currently used as a dining room), a convenient cloakroom (W.C.), and an outstanding open-plan kitchen/dining/family room—perfectly designed for modern family living and entertaining. The kitchen is fitted with a full range of integrated Smeg appliances. A separate utility room adds further practicality.

To the first floor, the property continues to impress with four well-proportioned double bedrooms, The two principal bedrooms enjoy the added luxury of en-suite shower rooms and built in wardrobes, while a contemporary family bathroom serves the remaining accommodation.

Externally, the home boasts a beautifully landscaped rear garden, featuring a combination of patio, gravel, and lawn areas, along with a useful storage shed. To the front, there is ample driveway parking leading to the double garage, a neatly maintained lawned garden, and a pathway to the entrance.

Enjoying stunning countryside walks & views, this exceptional home combines space, style, and location, making it an ideal choice for discerning buyers. Early viewing is highly recommended.

Situation -

Morgans Road 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

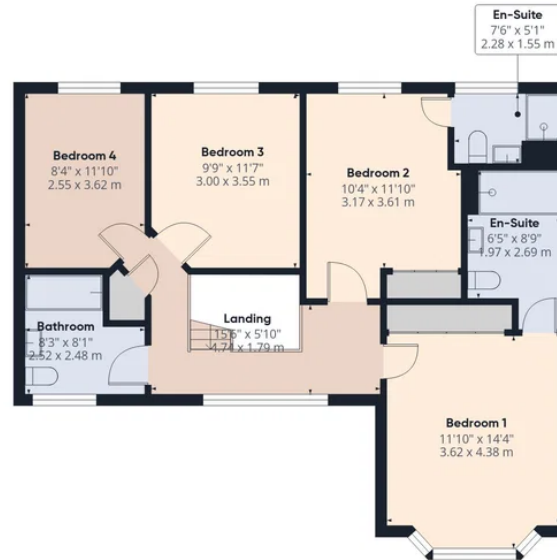






Ground Floor

Approximate total area⁽¹⁾
 1940 ft²
 180.3 m²



First Floor



(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.

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