



3 Ogilvie Square
Calne

Guide Price
£210,000

Bedrooms: 2 | Bathrooms: 1 | Receptions: 2

This is a well-presented, beautifully renovated, two-bedroom end-of-terrace bungalow is ideally situated within easy walking distance of the town centre and Calne Recreation Grounds. It offers a great combination of convenience and comfortable living. This home would make an ideal first time purchase or downsize opportunity. Offered with No Onward Chain.

The property has been tastefully refurbished throughout and offers bright and versatile accommodation. The spacious entrance hallway leads through to a dual-aspect living/dining room, providing plenty of natural light and a welcoming space to relax and entertain. The living room opens directly onto the rear garden, creating a pleasant connection between the indoor and outdoor spaces.

The refitted kitchen has been finished to a high standard with shaker style wall and base units and new appliances. There are two well-proportioned bedrooms, along with a useful study/storage room which could be used as a home office, hobby room, or for additional storage. A contemporary and attractive shower room completes the accommodation.

Externally, the property benefits from a newly fenced, fully enclosed rear garden. It is mainly laid to lawn with a patio seating area ideal for enjoying the warmer months. To the front, there is a generous lawned garden with a pathway leading to the front door. There are communal parking spaces available to the rear and unrestricted on-street parking to the front.

Situation -

Ogilvie Square is situated within walking distance of the town centre on the east 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.

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.

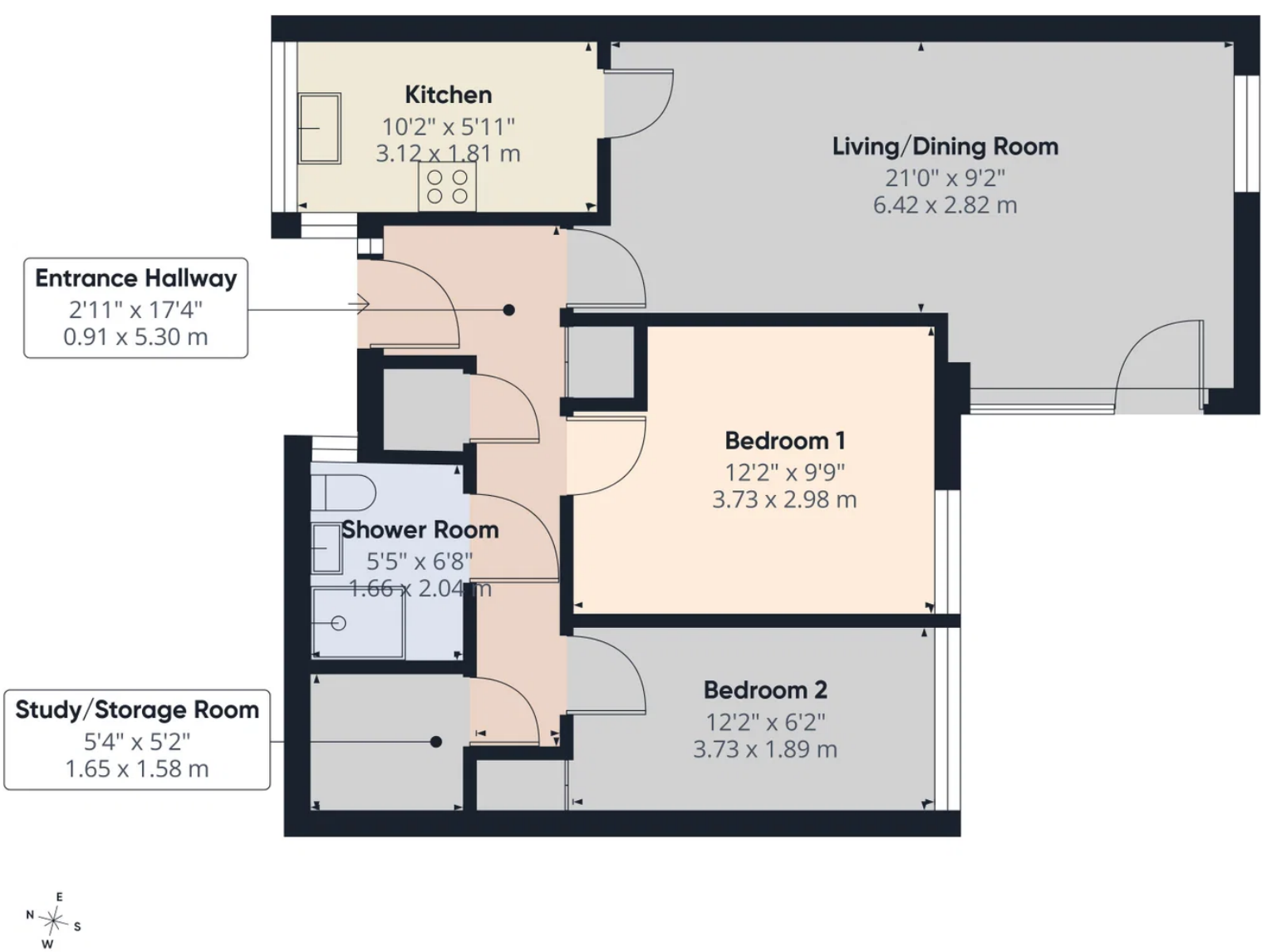
Viewings - Strictly by appointment with the sole selling agents Atwell Martin call or e-mail us today to confirm your appointment | 13 High Street, Calne, Wiltshire, SN11 0BS

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

Wiltshire Council Tax - Band B







Approximate total area⁽¹⁾
626 ft²
58.2 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.

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Calne Sales

13 High Street, Calne Wiltshire, SN11 0BS

01249 813813

res.calne@atwellmartin.co.uk

<https://calne.atwellmartin.co.uk/>