



Summer Drive, Calne

Calne

Offers Over
£650,000

Bedrooms: 4 | Bathrooms: 2 | Receptions: 2

Welcome to Summer Drive, a beautifully presented four bedroom detached home built by the highly regarded CG Fry. Just two years old, this impressive property has been meticulously maintained and thoughtfully enhanced by the current owners, including a recently landscaped rear garden, creating a home that is ready to move straight into.

The Property - The accommodation begins with a welcoming entrance hall and staircase rising to the first floor. To the right, the dual aspect living room is bright and airy, featuring a decorative central fireplace, French doors opening onto the rear garden, and sash windows to the front overlook the communal green space. Opposite, the generously sized study provides a versatile space ideal as a home office, playroom, or snug, again benefitting from pleasant front facing views.

To the rear of the property, the spacious kitchen/dining room forms the heart of the home – perfect for entertaining and family living. The kitchen is fitted with a range of stylish wall and base units alongside integrated appliances including a fridge/freezer, double oven, dishwasher, gas hob with extractor hood, and stainless steel sink. The separate utility room offers additional storage and space for both a washing machine and tumble dryer, while a convenient downstairs WC completes the ground floor.

Upstairs, the property boasts four well proportioned double bedrooms, with two positioned to the front and two to the rear. The principal bedroom enjoys a bright dual aspect outlook and benefits from a modern en-suite shower room. The remaining bedrooms are served by a contemporary four piece family bathroom.

The Grounds - Externally, the property is equally impressive. An iron fence encloses the front garden, with a paved pathway leading to the entrance. The rear garden has been beautifully landscaped by the current owners to include mature borders, established shrubs and trees, a sunny patio seating area, and a pathway leading to the rear gate. Beyond, a double driveway provides access to the detached double garage, which benefits from both power and lighting.

Situation -

Summer Drive is situated on the south side of the town within the popular Stoke Meadow 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 F

Tenure - Freehold

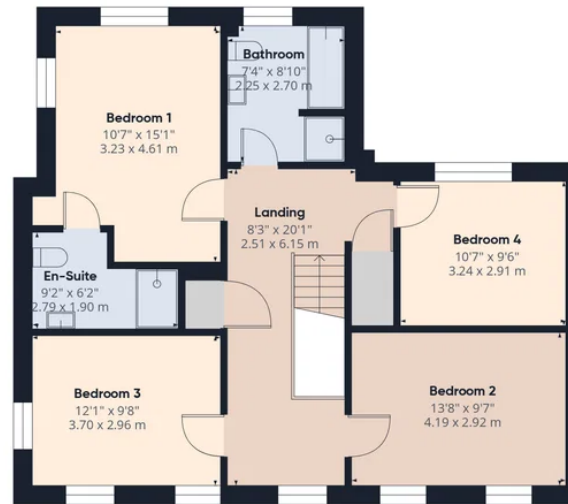
Management Company - First Port & Fee - Approx £250 PA







Ground Floor Building 1



First Floor Building 1



Ground Floor Building 2



Approximate total area⁽¹⁾

2000 ft²

185.7 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.

GIRAFFE360

Calne Sales

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