



**Long Barrow Road, Calne, SN11 0HE**

Calne

Offers in the Region of  
**£415,000**

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

Atwell Martin are delighted to present this three-bedroom detached bungalow, offered for sale with no onward chain, situated on the popular Curzon Park development on the edge of the market town of Calne.

The accommodation comprises a spacious open-plan living and dining room enjoying gorgeous countryside views, creating a bright and welcoming main living space. The kitchen is well appointed and benefits from a handy boot room just off, providing useful additional storage and practicality. A charming sun room offers the perfect spot to relax and enjoy summer evenings.

There are three generously sized bedrooms and a family bathroom, all thoughtfully arranged to provide comfortable single-storey living.

Externally, the property enjoys an enclosed, south facing, low-maintenance rear garden, ideal for easy upkeep, along with a pleasant front garden. A driveway to the side provides parking for several vehicles and leads to a single garage.

#### **Situation -**

Long Barrow Road is situated on the West side of the town on the popular Curzon Park 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

#### **Property Information -**

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

**Wiltshire Council Tax** - Band D

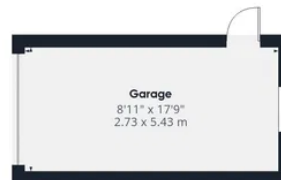
**Tenure** - Freehold







Ground Floor Building 1



Ground Floor Building 2

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

1132 ft<sup>2</sup>

105.2 m<sup>2</sup>

**Balconies and terraces**

173 ft<sup>2</sup>

16.1 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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