



**Salmons Leap, Calne, SN11 9EU**

Calne

Guide Price  
**£525,000**

**Bedrooms: 5 | Bathrooms: 3 | Receptions: 3**

Located on the highly sought after Lansdown Park development on the northern side of town, this impressive five bedroom, three storey detached family home offers spacious and versatile accommodation throughout.

The ground floor comprises a welcoming entrance hallway, a cloakroom/WC, a dual aspect living room with feature fireplace, a separate dining room, a stunning kitchen/breakfast room, and a handy utility room.

On the first floor, there are four generously sized bedrooms, two of which are spacious doubles. Bedroom two benefits from its own en-suite shower room, while the remaining bedrooms are served by a well-appointed family bathroom.

Occupying the entire top floor is the luxurious principal bedroom suite, featuring a spacious bedroom area and a beautifully presented hotel style en-suite bathroom complete with a four piece suite.

Externally, the property enjoys an enclosed rear garden, predominantly laid to lawn, with a raised patio area ideal for outdoor dining and entertaining. To the side of the property, there is ample driveway parking for approximately four vehicles, along with a double garage. Part of the garage has been converted into a versatile multi-purpose room, currently used as a home gym, while the remaining section provides valuable storage space.

To the front, the property benefits from an attractive outlook overlooking a green, enhancing the sense of space and setting of this exceptional family home.

Viewing -

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

Situation - Calne -

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.

Property Information -

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

Wiltshire Council Tax - Band F

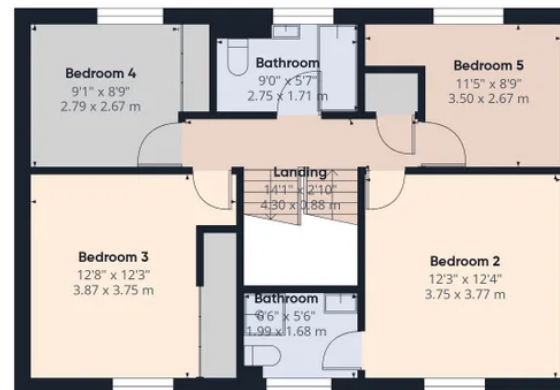
Tenure - Freehold







Ground Floor Building 1



First Floor Building 1



Second Floor Building 1



Ground Floor Building 2



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

2016 ft<sup>2</sup>

187.2 m<sup>2</sup>

Reduced headroom

14 ft<sup>2</sup>

1.3 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.

GIRAFFE360

**Calne Sales**

**13 High Street, Calne Wiltshire, SN11 0BS**

**01249 813813**

[res.calne@atwellmartin.co.uk](mailto:res.calne@atwellmartin.co.uk)

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