



Quemerford, Calne, SN11 8JX

Calne

Guide Price
£210,000

Bedrooms: 2 | Bathrooms: 1 | Receptions: 1

Welcome to this charming two bedroom property tucked away on the south side of Calne. With an impressive traditional fireplace, low ceilings with wooden beams and exposed brickwork, this property offers plenty of character for someone new to call home.

Accommodation:

Ground Floor - You enter the property into the living room which offers plentiful space, natural light and features such as wooden panelling and an exposed brick fireplace. Moving through the property you are welcomed to the kitchen, which houses a small amount of base units with Belfast Sink, exposed wooden beams and space for a dining table and freestanding oven. The utility room provides space and plumbing for a freestanding fridge / freezer, dishwasher and washing machine. Doorway into enclosed rear garden. The showerroom is located on the ground floor with a walk in shower unit.

First Floor - Two double bedrooms await with bedroom one having the benefit of a feature fireplace.

Externally:

Front - Driveway parking for approx one vehicle in front of the property.

Rear - A very long garden provides plenty of opportunity for any keen gardeners. Mainly laid to lawn at present with some mature shrubs and borders as well as a footpath leading to the end of the garden where a shed is currently situated.

Situation - Quemerford is situated on the south side of the town and within walking distance of schools and Local amenities.

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. No Central Heating.

Wiltshire Council Tax - Band B

Tenure - Freehold







Ground Floor



First Floor

Approximate total area⁽¹⁾
619 ft²
57.5 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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