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30
YEARS OF
MOVING
PEOPLE

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The Crescent, Calne SN11 8LG

£380,000

NO ONWARD CHAIN! The Crescent, Calne - an extended property that is beautifully presented through-out! The house boasts three reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With four spacious bedrooms, including an en-suite to the master bedroom, there is plenty of room for the whole family to enjoy.

The landscaped garden provides a tranquil oasis where you can unwind after a long day or host gatherings with friends and family. Additionally, the ample parking available ensures that you and your guests will never have to worry about finding a spot.

Overall, this property at The Crescent, Calne is a perfect blend of style, comfort, and functionality. Don't miss out on the opportunity to make this house your home. Please Call Atwell Martin to arrange a viewing.

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.





Accommodation

Ground Floor comprising of: light and spacious entrance hallway, allowing access upstairs as well as doorways to the kitchen/dining room and living room. The living room boasts a feature fire place with log burner set within. To the rear of the property is really the heart of the home, with a bright, minimalistic open-plan kitchen/dining room which is a space great for entertaining. The kitchen hosts space for an american style fridge freezer, integrated washing machine & dishwasher, oven and induction hob with extractor fan over.

Moving upstairs to the first floor you are welcomed by spacious landing with stairs leading to top floor, three good size bedrooms with the third currently being used as a home salon room, Separate family bathroom with shower over bath.

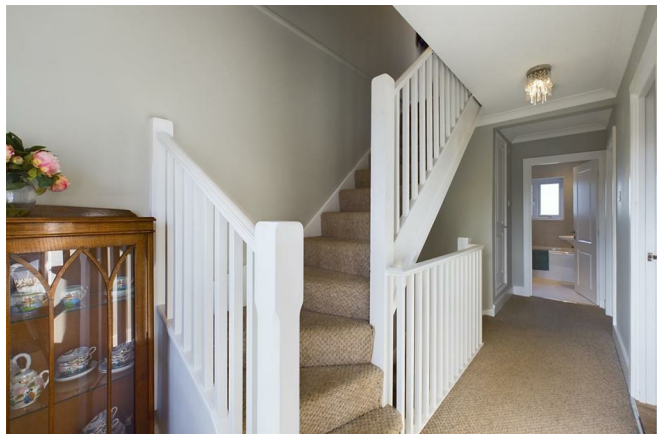
The top floor boasts a light and spacious master bedroom with en-suite and enjoys stunning views from front and rear.

Outside

To the front of the property there is a gravelled driveway offering ample parking for (approx) 4/5 vehicles. To the rear there is a beautiful fully enclosed landscaped garden offering patio with seating and entraining area, astro turf area and gated access to the front of the property and garden shed.

Agents Notes

Council Tax Band: C







Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
70-80	C	73	82
59-69	D		
49-58	E		
39-48	F		
29-38	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Target
Very environmentally friendly - lower CO ₂ emissions			
101-149	A		
81-100	B		
61-80	C		
41-60	D		
21-40	E		
1-20	F		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾
1190.72 ft²
Reduced headroom
60.02 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.