



**FRONT ELEVATION - PROPOSED**

**Quemerford, Calne**  
**£185,000**





**GROUND FLOOR PLAN**

## **Quemerford, Calne £185,000**

A building plot with detail planning permission for a 1,564 sq ft (145.2 sqm) detached home for the 'Over 55s'. This home will offer a triple aspect living space with high vaulted ceiling and access onto south westerly facing garden. There will be three bedrooms-each with an en-suite. One of the bedrooms will be positioned on the ground floor which is perfect for a mature buyer. The ground floor will offer a formal hall with high windows and gallery, a guest cloakroom plus a utility. The first floor gives you the two double bedrooms, ensuites and the gallery landing. The plot is approached by a long private drive to what will be a parking area proposed double car port. The gardens have both south and south westerly aspects.

The plot is placed in a really nice position close to country walks and with good access routes. (N.B We believe that further permitted development could be allowed). Application number PL/2024/07571.

## Description

The plot is positioned as an in-fill development behind period homes and with bungalows behind the plot.

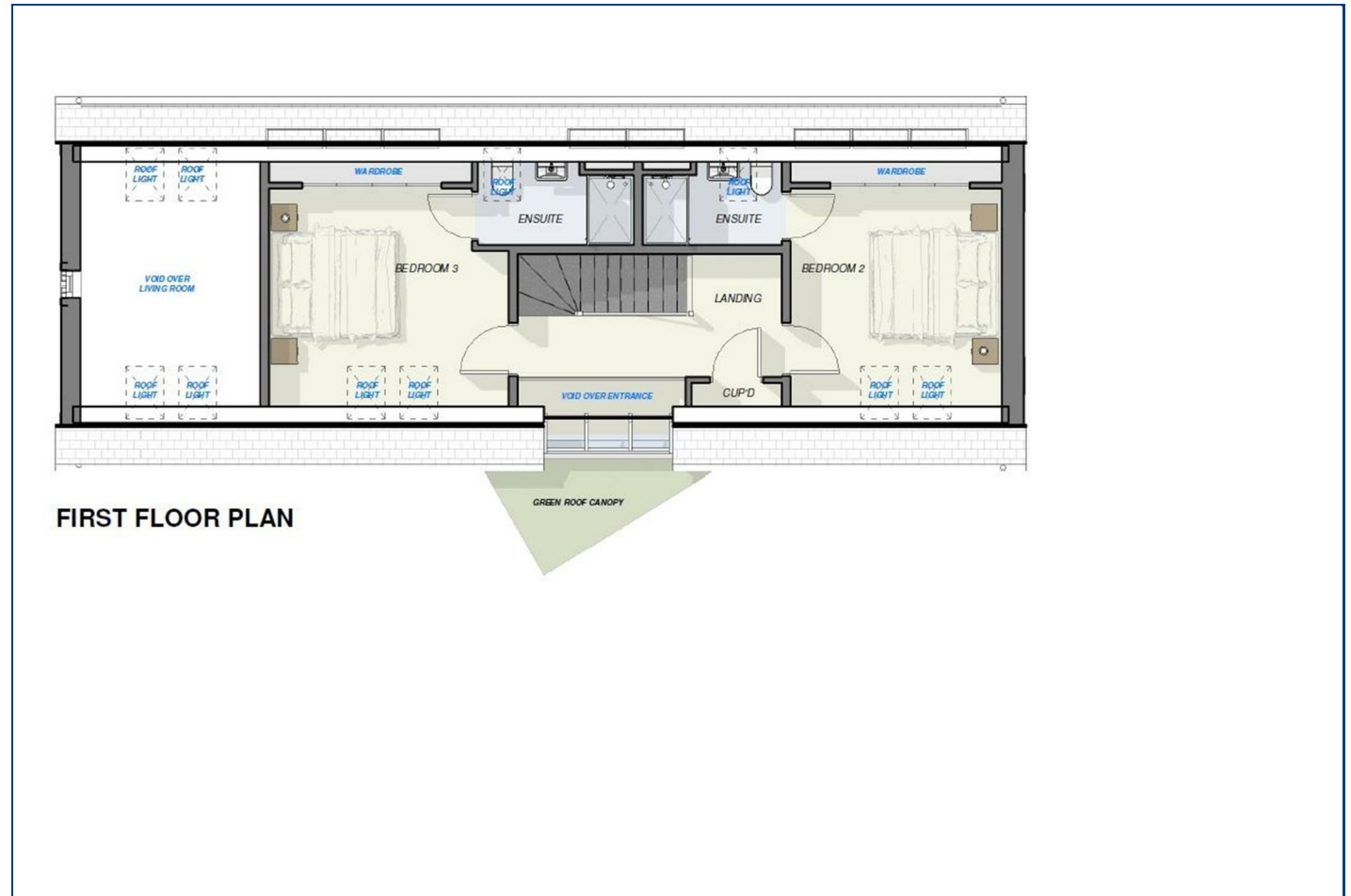
The River Marden, a number of Historic Mills, Wessington Park, an Asda Express, Post Office/shop and the a Public House are also close by. idyllic country walks are on the doorstep. The centre of Calne is within easy reach and offers multiple shopping facilities, supermarkets, coffee shops, restaurants and hostleries. Within walking distance is the further attraction of the Atwell Motor Museum with a multitude of 'Classic Vehicles'.

Holy Trinity Church, Holy Trinity Primary School and the secondary school of Kingsbury Green are also within easy walking distance. As a note there will be CIL payment required to be paid to Wiltshire Council.

## Situation

The home is placed in the Quemerford area of Calne, close to some of the most beautiful countryside Wiltshire has to offer. From here as you travel east you pass Cherhill White Horse, Historic Avebury and then to Marlborough. This route also takes you to the M4 eastbound to London.

To the west is Calne that is steeped in history, the home of Wiltshire Ham and the discovery of Oxygen. Further west is Chippenham, Bath and the M4 westbound. A short trip south takes you to North Wilts Golf Course, a Nature Reserve and Devizes famous for Caen Hill Locks and canal. The southern routes take you to Salisbury and the coast beyond.



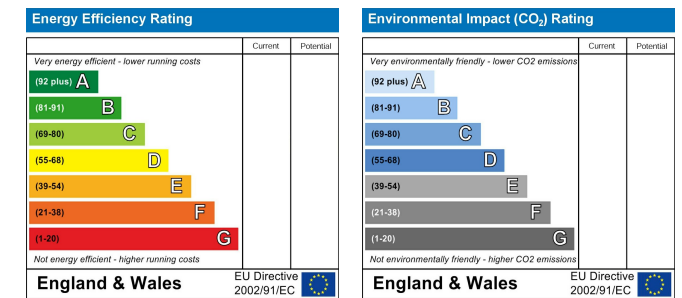
## Floor Plans



## Area Map



## Energy Performance Graph



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