



**Station Road, Calne**  
**£235,000**





## Station Road, Calne

### £235,000

Beautiful Two-Bedroom Apartment with Countryside Views in a Sought-After South Calne Location.

This well presented two-bedroom apartment offers bright, well-proportioned accommodation in a popular South Calne setting, enjoying views across well-maintained communal gardens and open countryside beyond.

The heart of the home is the spacious open-plan living, dining and kitchen area, designed to comfortably accommodate larger furniture and ideal for both relaxing and entertaining. Double doors open onto a small balcony, with views over parkland to the side. The generous principal bedroom benefits from an en-suite, while the second bedroom is served by a modern main bathroom. A large entrance hall provides a welcoming first impression and includes a useful storage cupboard, with ample space for a desk or additional storage furniture.

Further benefits include gas central heating, double glazing, allocated and visitor parking, and convenient communal storage. Built in recent years, the apartment offers a secure, low-maintenance lifestyle.





**Access & Areas Close By**  
Calne is surrounded by some of the most beautiful countryside that Wiltshire has to offer. There are routes westerly to Derry Hill, Bowood, Chippenham, Bath and the M4 westbound. To the north is Lyneham, Royal Wootton Bassett, Swindon and the M4 eastbound to London. Easterly along the A4 you will come to the Cherhill White Horse, Historic Avebury, Silbury Hill and then onto Marlborough.

**Location**  
Situated on the south side of Calne within walking distance of the town, and on the doorstep is a local walking path leading to open fields and countryside making this a highly desired location.

**The Apartment**



Forming one of four luxury apartments at the end of Station Meadows. This is one of the two first-floor apartments with the benefit of a balcony.

**Communal Foyer**  
There is a spacious carpeted entrance foyer. A staircase leads up to the first floor apartments.

**Formal Hall**



A spacious hall with doors that lead to the living room, bedrooms, and the bathroom. There is room for display furniture or a desk. Deep store cupboard. Entry phone.

**Open Plan Living Dining Kitchen**  
11'11" x 21'0"



A bright and spacious open-plan living, dining and kitchen area, enhanced by multiple windows and double doors opening onto a small balcony. The room enjoys lovely views across the landscaped communal gardens and the parkland beyond.

Outlined in more detail:

**Dining Kitchen**  
11'11" x 8'3"



A well-appointed fitted kitchen featuring wall and base cabinetry with a tiled splash back, integrated electric oven, hob and extractor hood, washing machine, and a sink with drainer. There is space for a large freestanding fridge freezer, while the wall-mounted boiler is discreetly concealed within a cupboard. The kitchen area benefits from tiled flooring, space for a table and chairs, and a window providing natural light along with views over the communal gardens.

**Principal Bedroom**  
13'3" x 11'5"



A spacious, dual-aspect principal bedroom with ample room for a king-size bed and extensive wardrobe and storage options. The bedroom includes direct access to a private en-suite and is enhanced by attractive views over green spaces.

**En-suite**



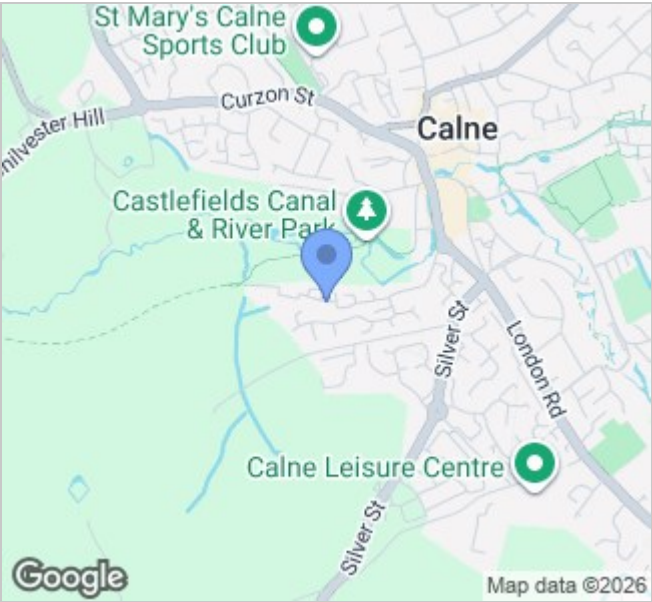
A large double shower with sliding glass screen, pedestal wash basin and water closet. Heated towel rail.



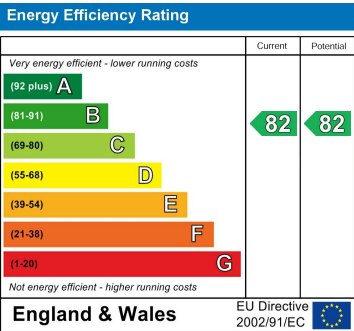
Floor Plans



Area Map



Energy Performance Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.