



**Station Road, Calne**  
**£210,000**





Offered for sale with No Chain & Vacant Possession, this Freehold two-bedroom detached coach house is located in a small, private courtyard adjacent to open parkland within the Station Meadows development in Calne.

The home features quality finishes throughout, offering a fantastic, large open-plan living and dining room, and a quality fitted kitchen complete with white goods. There is plenty of light throughout the accommodation with many Velux windows. There are two good-sized bedrooms and a modern bathroom. Externally, the home is located just a short walk from town and the countryside. There is an allocated off-road parking space within your carport, further visitor parking close by, and a good-sized storage cupboard with power. Featuring double glazing and gas central heating. This property makes an ideal first buy, downsize, bolt hole, or investment purchase.





**Calne**

Calne is a market town steeped in history, with a rich heritage of traditional industries including textile production and Wiltshire ham. Calne is the birthplace of Joseph Priestley, the discoverer of oxygen, who conducted his experiments at nearby Bowood House. Idyllic countryside surrounds the town with brilliant walking routes and nearby villages with abundant traditional country pubs. While in the town, you'll find cafes, a microbrewery, and a variety of independent and high-street shops, supermarkets, and eateries. There is a good selection of primary schools and a secondary school, Kingsbury Green Academy. There are GP and

Dental surgeries with three leisure centers with swimming pools, fitness suites, and health classes. There is also the ever-popular Calne Football, Rugby, Cricket and Tennis Clubs, as well as a great cycling and running community to name a few. To the east down the A4 you will pass Cherhill White Horse, Silbury Hill, Historic Avebury, and then onto Marlborough. To the west is Bowood, Chippenham, Bath and the M4 westbound. To the north is Royal Wootton Bassett and the M4 eastbound.

**Location**

Situated on the south side of Calne within walking

distance of the town, and on the doorstep of a local walking path leading to open fields and countryside making this a highly desired location.

**Entrance Lobby**

Upon entering the home, there is an entrance lobby with dedicated storage space for outdoor wear. Luxury wide stairs rise in front of you to the accommodation.

**Living / Dining Room**  
**17'4 x 14'2 (5.28m x 4.32m)**

The coach house offers an open-plan living and dining area, seamlessly connected to the modern fitted kitchen for effortless flow. There is a window opening over the front of the home. A benefit to the home is a large storage cupboard that houses the wall-mounted boiler. A further door opens to the inner hall.

**Kitchen**  
**7'7 x 6'9 (2.31m x 2.06m)**

This gloss white fitted kitchen has wall and floor cabinets, an integrated electric oven and hob with an extractor hood over, and a stainless steel splashback. There is also a sink and a half with a drainer. Finishings include a Velux window for natural light and practical tiled flooring.

**Inner Hall**

The inner hall separates the living and sleeping accommodation. Doors open to both bedrooms and the bathroom.

**Bathroom**

The bathroom comprises a panel-enclosed bath with a shower and a glass screen over. Towel radiator. Tiled flooring.

**Principal Bedroom**  
**10 x 9'8 (3.05m x 2.95m)**

A generous double bedroom with two Velux windows, space allows for a double bed and further storage furniture.





## Bedroom Two

**9'8 x 7'4 (2.95m x 2.24m)**

Another double bedroom or a generous single positioned at the front of the home with a window overlooking the quiet courtyard.

## Externals

Positioned in a quiet courtyard next to open parkland. Outlined in further detail as follows:

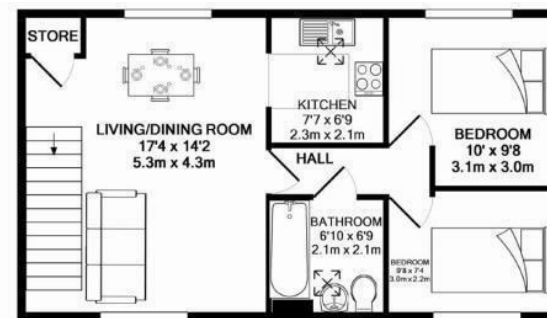
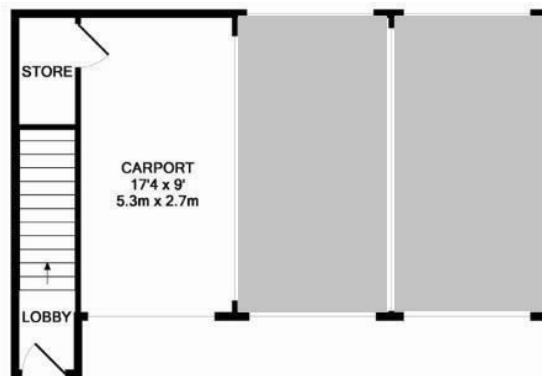
## Store

Fitted with power and light, a large outdoor store, ideal for bike storage.

## Carport

**17'4 x 9 (5.28m x 2.74m)**

Covered parking with a wide space for one vehicle and bin storage.



1ST FLOOR

GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	