



**Linnet Road, Calne**  
**Asking Price £310,000**





This spacious four double bedroom townhouse is located on the popular Lansdowne Estate and is offered for sale with no onward chain and vacant possession. The property features a welcoming entrance hall with a storage cupboard, a downstairs cloakroom, and an open-plan kitchen/diner with patio doors leading to a sunny south-facing rear garden. There is also a separate living room. Upstairs, the master bedroom benefits from an en-suite shower room and built-in wardrobes, while the three additional bedrooms are all very generously sized, making this home ideal for families or those needing flexible living space. A modern family bathroom with a white suite completes the upper floors. Additional benefits include a garage, private driveway parking, and a well-maintained garden, all within a well-connected residential area walkable to good primary schools, amenities and green spaces.





## 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.

## The Accommodation

The front of the home offers a small front garden designed for ease of maintenance, there is a beautiful maple tree and shingled borders. Entrance canopy with exterior light.

## Entrance Hall

Upon entering the home, there is a wide entrance hall with doors to the living room, dining kitchen, and cloakroom. Cupboard under the stairs. Finished with hardwood flooring that flows through into the living room.

## Living Room

**13' x 12'5 (3.96m x 3.78m)**

Entered via double doors from the hallway, the living room is positioned at the front of the home, with space to accommodate large sofas and further display furniture.

## Dining Kitchen

**20'7 x 8'4 (6.27m x 2.54m)**

A fitted kitchen offering open-plan living space, seamlessly connected to a generous dining area large enough to accommodate a substantial dining table and chairs. Patio doors lead out to the rear garden, enhancing indoor-outdoor living. Tiled flooring.

## Cloakroom

Water closet and wash basin.

## First Floor Landing

Doors open to the principal bedroom and bedroom four, as well as an airing cupboard. Stairs rise to the top-floor accommodation. A window looks out over the front.

## Master Bedroom

**13'7 x 10'8 (4.14m x 3.25m)**

The principal bedroom is generous in size and can accommodate a king-size bed with further furniture. Built-in double wardrobe and further furniture.

## En-Suite

A generous double walk-in open shower with curved glass screen. There is also a pedistal wash basin and water closet. Privacy glazed window.

## Bedroom Four

**13'7 x 8'4 (4.14m x 2.54m)**

Positioned at the front of the home, easily a double bedroom with further space for storage furniture. Positioned at the front of the home, finished with hardwood flooring.

## Second Floor Landing

Doors open to both bedrooms and the family bathroom. Loft access.

## Family Bathroom

A white suite comprising a panel-enclosed bath with a handheld shower head. Vanity wash basin and concealed cistern water closet. Half wall tiling and vinyl flooring.

## Bedroom Three

**11'3 x 10'5 (3.43m x 3.18m)**

A large double bedroom overlooking the rear garden. Space allows for a king-size bed alongside further furniture to suit.

## Bedroom Two

**20'6 x 10'6 (6.25m x 3.20m)**

The guest bedroom is vast and can easily accommodate an abundance of bedroom furniture. There are two windows overlooking the front of the home making the space naturally bright and airy.

## Externally

Outlined in further detail as follows:

## Garden

South-facing enclosed rear garden mostly laid to lawn with patio area, raised beds with mature ornamental planting.

## Garage & Driveway

Located at the rear of the property is the single garage with up-and-over door and eaves storage. There is parking in front. To the side of the garage, there is extra land included in your boundary, which may allow for possibilities in the future, subject to the necessary planning consents.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

Directions: For exact location and details on how to view please contact Butfield Breach on 01249 821110