



Hunter Close, Calne
50% Shared Ownership £140,000



DUE TO A HIGH NUMBER OF APPLICATIONS, WE ARE NO LONGER TAKING VIEWINGS OF THIS PROPERTY. This home is offered for sale with the benefit of 30% ownership shared with Selwood Housing.

Vacant Possession & No Chain! A semi-detached three-bedroom home that offers very generous accommodation. There is a dining kitchen, a spacious living room, an entrance hall, and a guest cloakroom on the ground floor. The first floor offers three double bedrooms and a family bathroom. There is an enclosed rear garden and parking off-road for two vehicles. There is gas central heating and double glazing also.



CALNE & SURROUNDING AREAS

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 centres 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

The property is placed to the North of the centre of Calne in a residential estate developed in recent years. The development has numerous green spaces and is on the edge of countryside, offering idyllic country walks.

ENTRANCE HALL

A welcoming wide entrance to the home with a double store cupboard and further under-stair cupboard.

GUEST CLOAKROOM

6'1 x 4'9 (1.85m x 1.45m)

Water closet and a pedestal wash basin. Extractor fan.

LIVING ROOM

17' x 15' I shape (5.18m x 4.57m I shape)

Windows view out to the front and to the side. There is room for a number of sofas and extra living room furniture.

DINING KITCHEN

16'6 x 10'9 (5.03m x 3.28m)

Arranged to offer a natural space for a dining table and chairs. There is a selection of fitted wall and floor cabinets with work surfaces. Inset oven, hob and chimney hood. Space has been allowed for a washing machine and a fridge freezer. One and a half sink and drainer. Two windows look out over the rear garden. A window looks out to the side. A glazed door opens to the rear garden.

FIRST FLOOR LANDING

Doors lead to all three bedrooms and to the family bathroom.

BEDROOM ONE

16'10 x 10'6 (5.13m x 3.20m)

A dual aspect room with a window to the rear and a further window offering far reaching views over parkland. Walk in wardrobe. Airing cupboard. A large double room with space for a super king size bed and extra furniture.

BEDROOM TWO

14'3 x 8'4 (4.34m x 2.54m)

A window looks out to the front. There is room for a large double bed and further furniture.

BEDROOM THREE

11'9 x 8' (3.58m x 2.44m)

A window offers far reaching views over parkland. There is room for a double bed and further furniture.

BATHROOM

7' x 6'7 (2.13m x 2.01m)

The suite offers a water closet, pedestal wash basin and a panel enclosed bath with screen and shower over. Tile finishes. Extractor fan. Window with privacy glass.

REAR ENCLOSED GARDEN

The home has an enclosed garden with flat lawn and patio areas and a side access gate.

TWO CAR PARKING

There is parking for two vehicles to the front of the home.

FURTHER INFORMATION

Selwood Housing

The costs are as follows:

Rent: £555.22

Service Charge: £25.27

Lease Term: 92 Years Remaining

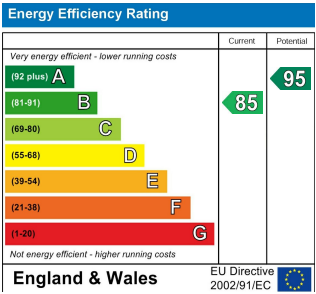
The property has been valued at £280,000 making the 30% share £84,000.00

SELWOOD ELIGIBILITY CRITERIA

Any prospective purchasers would need to have a household income of less than £80,000, would need to pass the Homes England Affordability checks, have a sufficient deposit for the share and not own any other property once the sale has completed. If the purchasers have a property they are selling this would need to be SSTC.







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

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