

Sold



4 BEDROOM DETACHED | WOODLAND PARK, SN11 | £400,000



## DESCRIPTION

Unexpectedly re-available! Nestled away at the end of a quiet cul-de-sac, this wonderful detached home is situated in one of the area's premier residential locations. The superbly proportioned accommodation comprises four bedrooms with en-suite facilities to the master and family bathroom on the first floor, whilst downstairs there's a spacious dual aspect sitting room, separate dining room, fitted kitchen with useful utility and downstairs cloakroom. Externally the property offers plenty of quality outdoors living space with a substantial rear garden and ample off road parking with a driveway for at least 3 vehicles and garage.

Woodland Park is ideally situated within a short walk of the town centre which is less than half a mile away, yet true to its leafy moniker feels as though it's in the middle of the countryside. Castlefields Canal and River Park is almost on the doorstep offering a plethora of country walks and parkland, whilst Calne's "Heritage Quarter" is also nearby where you will find the Merchant Green, Norman Church and the pretty shops on Church Street and St Mary's Courtyard.

For those with an interest in country and leisure pursuits there are golf courses at Chippenham (North Wilts) and Bowood, horse riding at Hampsley Hollow, and fishing and walks at Blackland Lakes.

Calne is an expanding north Wiltshire town within easy travelling distance of nearby larger centres which include Chippenham (6 miles) and Swindon (18 miles). Junctions 16 and 17 of the M4 Motorway are both easily accessible from the town, whilst a mainline railway station at Chippenham provides regular services to London Paddington. Excellent road communications provide easy access to the major employment centres of Swindon and Bristol, the Georgian city of Bath and via the M4 motorway, London and the West Country.





Tenure: Freehold  
Local Authority: Wiltshire Council  
Council Tax Band: D  
EPC Rating: C  
All mains services connected.

## KEY FEATURES

- Executive style detached home
- Quiet cul-de-sac
- En-suite bathroom to master
- Separate dining room
- Generously sized rear garden
- Prime residential location
- Four bedrooms
- Dual aspect sitting room
- Fitted kitchen with utility room
- Ample off-road parking





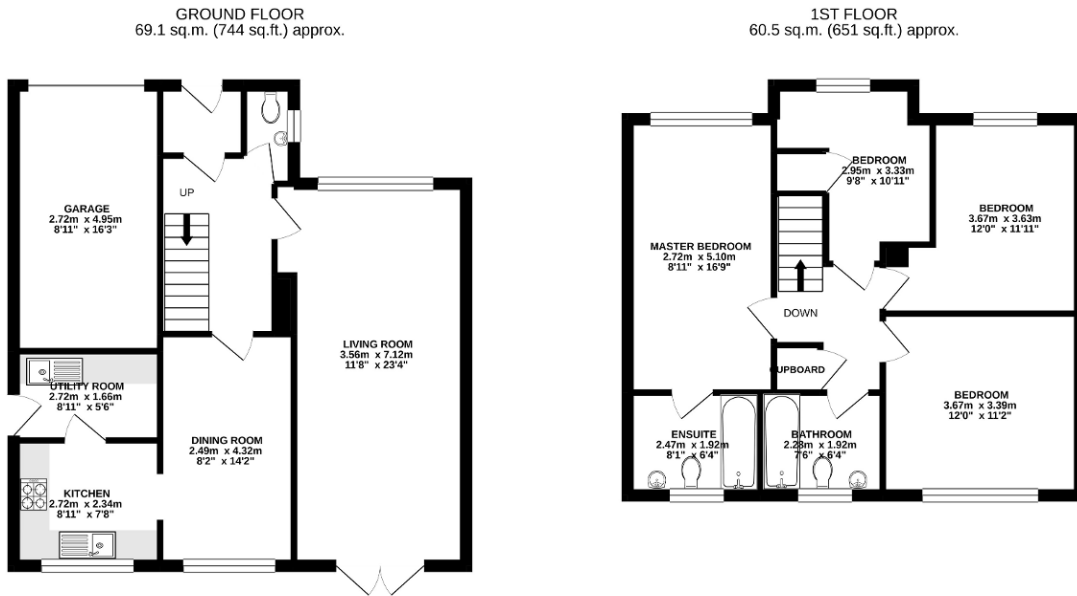


**ENERGY EFFICIENCY**

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C	75   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**DISCLAIMER**

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.



TOTAL FLOOR AREA : 129.6 sq.m. (1395 sq.ft.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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