



DESCRIPTION

Modern semi-detached family home originally built by Redrow Homes to the Heritage Letchworth design, this beautiful property occupies an enviable position overlooking parkland to the front. The superbly presented accommodation comprises three bedrooms with en-suite facilities and smartly appointed family bathroom on the first floor. Downstairs there is a large reception hallway with cloakroom and access to a spacious bay fronted living room, whilst to the rear the open plan kitchen / dining room proves to be the heart of this lovely home with high quality fittings and plenty of space for entertaining.

Externally there is ample off-road driveway parking to the side of the property which leads to a good size garage. Landscaped gardens can be found to both the front and rear.

Ideally located on the sought after southern fringes of Calne adjacent to the pretty village of Quemerford, the property provides excellent access to local amenities, through routes and recreational facilities. Quemerford itself provides a village shop and post office, the Talbot Inn and the highly regarded Holy Trinity Primary School whilst Kingsbury Green Academy is within a short walk. Blackland Lakes and nature reserve are near by and the breathtaking National Trust owned Calstone and Cherhill Downs provide a plethora of walking and riding adventures. Calne itself offers a good range of shops and amenities while a wider range of facilities can be found in the nearby towns of Chippenham (7.5 miles) which provides a mainline train service to London Paddington (1h 9mins), Devizes (7.7 miles) and Marlborough (12.5 miles).



Tenure: Freehold
 Local Authority: Wiltshire Council
 Council Tax Band: C
 EPC Rating: B
 Broadband: FTTP - 290mbps
 All mains services connected, gas central heating
 £120 twice yearly service charge for maintenance of estate

KEY FEATURES

- Modern semi-detached house
- Open plan kitchen / dining room
- En-suite facilities to master
- Ample off-road driveway parking
- Presented to a high standard
- Three bedrooms
- Bay fronted sitting room
- Smartly presented bathroom
- Single garage
- Superb views to parkland





ENERGY EFFICIENCY

| Energy Efficiency Rating | | | |
|--------------------------|---------------|---------|-----------|
| Score | Energy rating | Current | Potential |
| 92+ | A | | 95 A |
| 81-91 | B | 84 B | |
| 69-80 | 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.

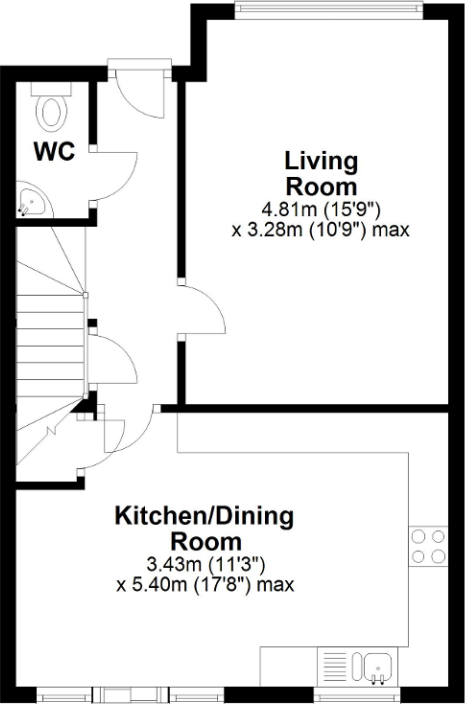
APPLEBY & TOWNEND

4D Broad Lane Farm
Seend
Melksham
Wiltshire, SN126RJ

Tel: 01225 983 910
E-mail: help@applebyandtownend.co.uk
Web: www.applebyandtownend.co.uk

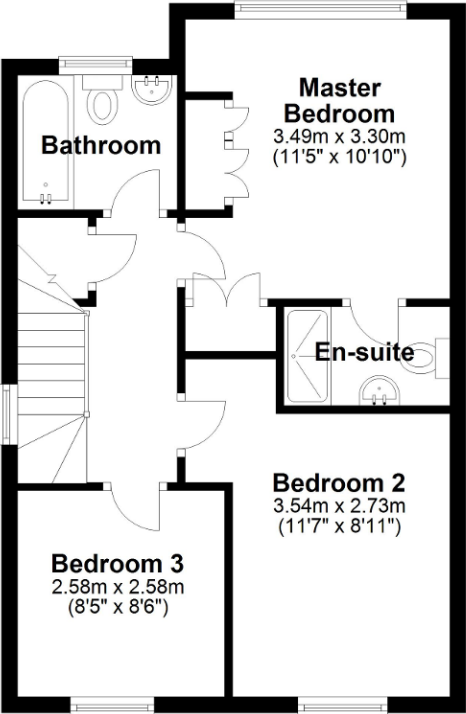
Ground Floor

Approx. 43.1 sq. metres (464.3 sq. feet)



First Floor

Approx. 44.1 sq. metres (474.5 sq. feet)



Total area: approx. 87.2 sq. metres (938.8 sq. feet)