

Sold

2 BEDROOM FLAT | QUEMERFORD, SN11 | OFFERS OVER £325,000

DESCRIPTION

Stunning split level penthouse apartment comprising the top floor of a Grade II Listed former mill with exceptional views to the surrounding countryside and River Marden. This unique property cleverly fuses a plethora of period charm and elegance with contemporary styling which has created a wonderfully light and airy open plan living space. The apartment comprises two double bedrooms, with en-suite facilities to the master, shower room, and a stunning triple aspect open plan living room / kitchen with a vaulted beamed ceiling and a mezzanine floor, ideal for use as a study or occasional bedroom. Externally, there are beautifully maintained communal walled gardens situated in an elevated position near to the river and ample off-road parking including an allocated parking space.

Ideally situated in a quiet and well regarded cul-de-sac location to the South of Calne within 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 walking distance. Blackland Lakes and nature reserve are around half a mile away and the National Trust owned Calstone and Cherhill Downs provide plenty of opportunities for walking and riding adventures.

Calne itself offers a good range of shops and amenities whilst 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) also with a nearby train service at Great Bedwyn.



Tenure: Share of the Freehold
 Local Authority: Wiltshire Council
 Council Tax Band: C
 EPC Rating: Exempt due to Grade II Listing
 Mains electricity, water and drainage connected.
 Closed and vented electric central heating and hot water system.
 Lease Information: 999 year lease from 24th June 2004. £50 pcm service / maintenance charge to include upkeep of gardens, electric in communal areas and building insurance. Share of freehold divided between six residents forming management company.

KEY FEATURES

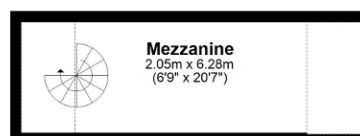
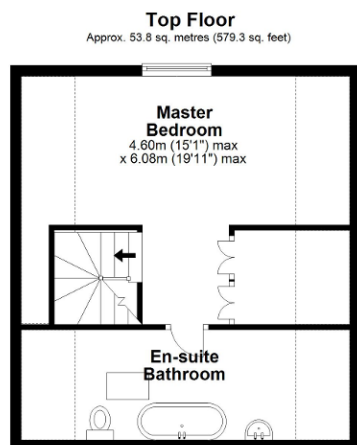
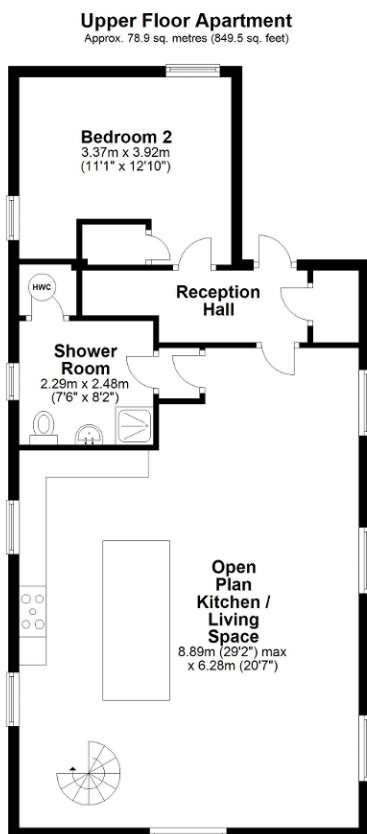
- Penthouse apartment
- Countryside and river views
- Two double bedrooms
- Open plan styling
- Allocated and communal parking
- Grade II Mill conversion
- Vaulted, beamed ceilings
- En-suite facilities and Shower room
- Share of the freehold
- No onward chain





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 area: approx. 132.7 sq. metres (1428.8 sq. feet)

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