



Low Lane, Calne, SN11 8EQ

guide price **£675,000**

**richard
james**



This beautifully renovated mid-century home offers a harmonious blend of modern design and charm. Its elevated position provides captivating views, with every room thoughtfully designed to enhance both light and space. The heart of the home is a striking open-plan kitchen, dining, and family area, equipped with sleek, integrated appliances and framed by bi-folding doors that open onto a sun-drenched terrace. The kitchen's U-shaped design maximizes both efficiency and style, while the adjoining utility room and cloakroom provide practical convenience.

The cosy sitting room at the front of the house is a welcoming retreat, featuring bespoke shelving and a custom TV and audio area. Ascend to the first floor, where you'll find four generously sized bedrooms, including a spacious main with an en-suite shower room. The additional bedrooms share a well-appointed family bathroom.

The top floor serves as a flexible office space with ample storage, with the potential for further development, offering a unique opportunity for customisation.

Outside, the property's appeal continues with a large, paved terrace that overlooks the beautifully landscaped garden. With zoned areas of formal lawns, vibrant flower beds, and mature fruit trees, the garden offers a peaceful space. Steps lead down from the terrace to various outdoor spaces, making it ideal for relaxation, play, or entertaining. The property also includes ample parking and an integral garage.

Nestled on the outskirts of Calne's historic district, this home enjoys a prime location. It is within walking distance of local amenities and offers access to scenic waterside paths and cycling routes that connect to nearby Bowood and Chippenham. With excellent transport links, including a mainline station in Chippenham and the M4 motorway nearby, this property combines a tranquil setting with convenient access to city life.

call us for a free
valuation on your property

rwb@richardjames.uk

High Street | Royal Wootton Bassett
| SN4 7AY

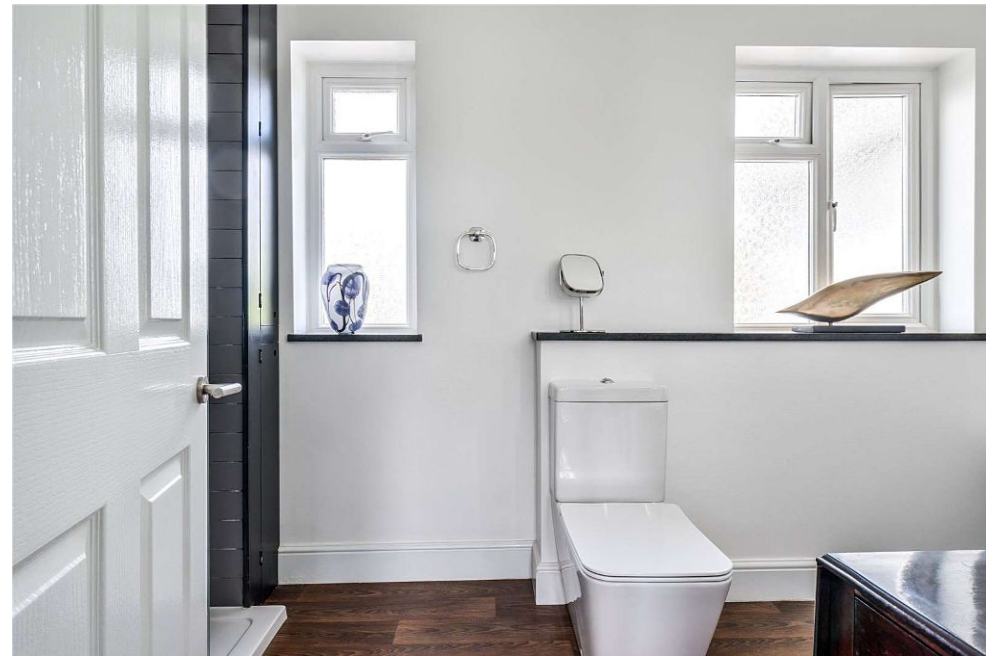














NB These sales and particulars do not constitute any part of an offer of contract, and are for the guidance of prospective purchasers only and should not be relied on as statements of fact. No representations are made in these particulars as to the condition of the property or as to whether any service or facilities are in good working order. All Measurements are approximate. Images for illustration purposes only.









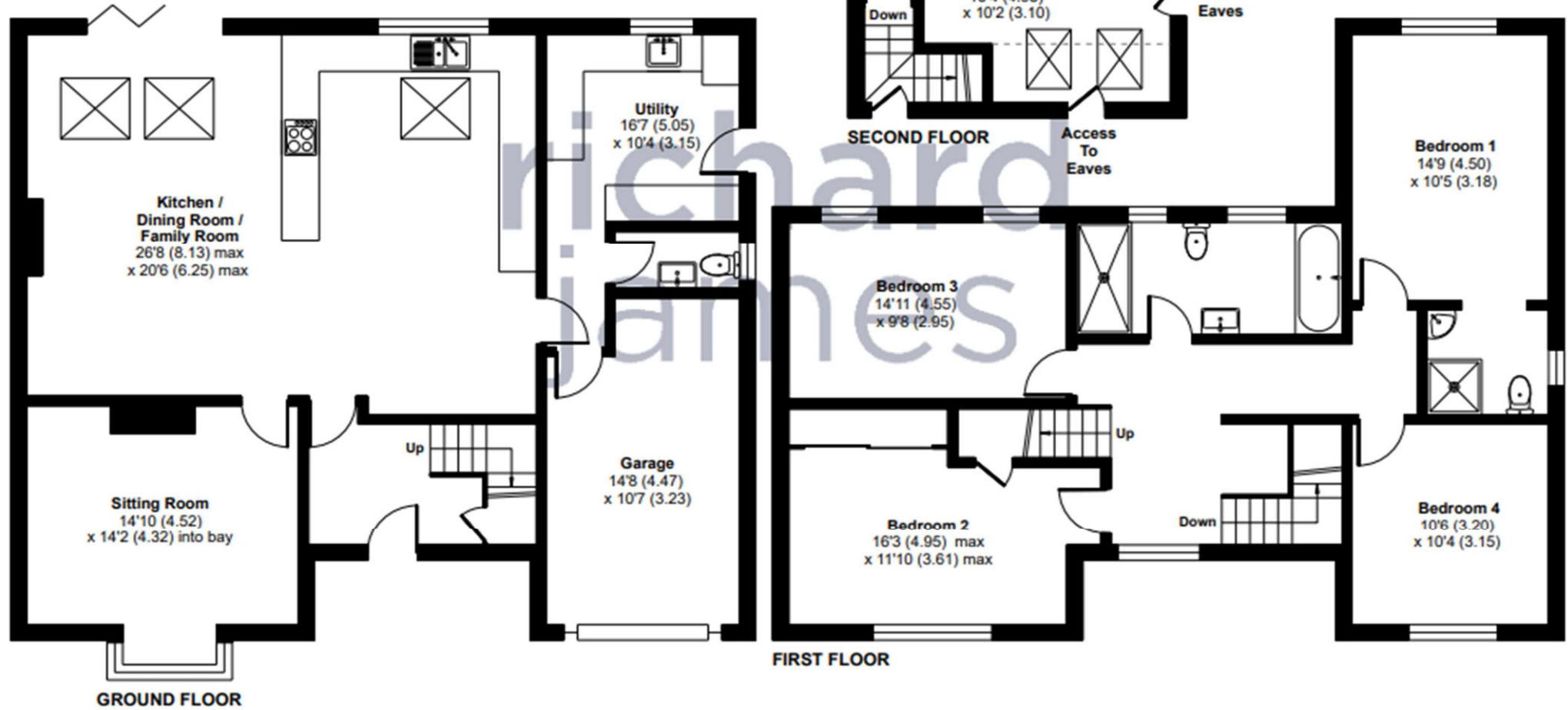
richard
james

Approximate Area = 2021 sq ft / 187.7 sq m
Limited Use Area(s) = 68 sq ft / 6.3 sq m
Garage = 173 sq ft / 16 sq m
Total = 2262 sq ft / 210 sq

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n|cheom 2024. Produced for Richard James. REF: 1189742

exceptional service

Our team will guide you through the process of buying or selling your home.

We have a team of dedicated sales progressors in place to ensure your purchase or sale runs smoothly through to completion, keeping you in the loop and a close eye on your chain while moving you in as swiftly and smoothly as possible.

- Honest valuations in current market conditions
- Dedicated sales progression team
- Recommended financial advisors
- 5* service from valuation to completion
- Award winning lettings service
- Ahead of the game marketing strategies
- Professional photography
- Social media marketing
- Top listings on Rightmove and Zoopla

call us for a free
valuation on your property

rwb@richardjames.uk

High Street | Royal Wootton Bassett | SN4 7AY

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	