



Church View, Calne, SN11 0FB

Guide Price **£290,000**

**richard  
james**



freehold energy  
efficiency rating

C

NO CHAIN!!

This immaculate three-bedroom home is tucked away in a tranquil cul-de-sac on the desirable south side of Calne. The property boasts a bright and spacious lounge with solid oak flooring and French doors leading to the garden, a sleek modern kitchen with integrated appliances, and a downstairs cloakroom for convenience. Upstairs, the master bedroom includes built-in wardrobes and an en suite, along with two additional well-proportioned bedrooms and a contemporary family bathroom.

Outside, the property offers a private walled garden with a sun terrace—perfect for entertaining—and a low-maintenance lawn. There is also a garage with useful storage space and off-street parking.

Calne is a charming market town in Wiltshire, known for its historic character and picturesque surroundings. The town provides excellent access to the A4, M4, and train services to London from nearby Chippenham, as well as a range of local amenities and outstanding schools, making it a great choice for families and commuters alike.

Welcome Home...



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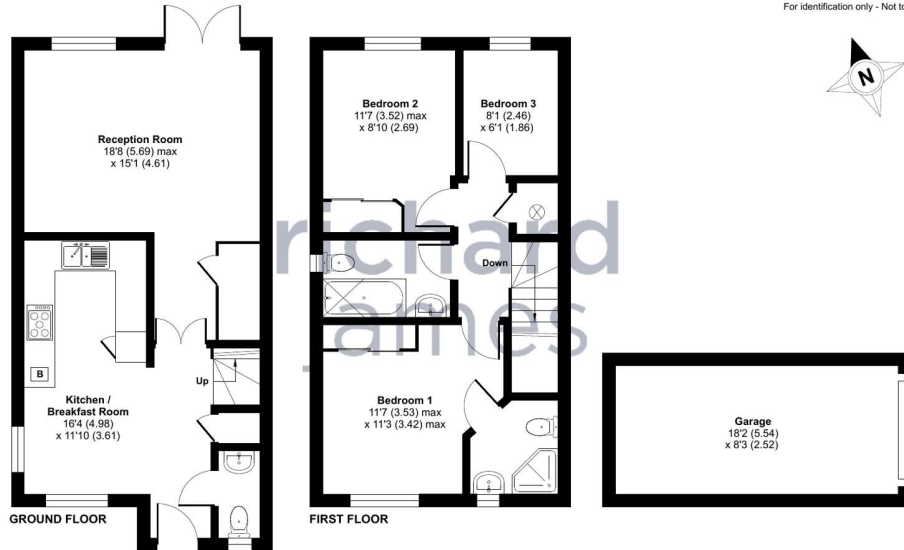


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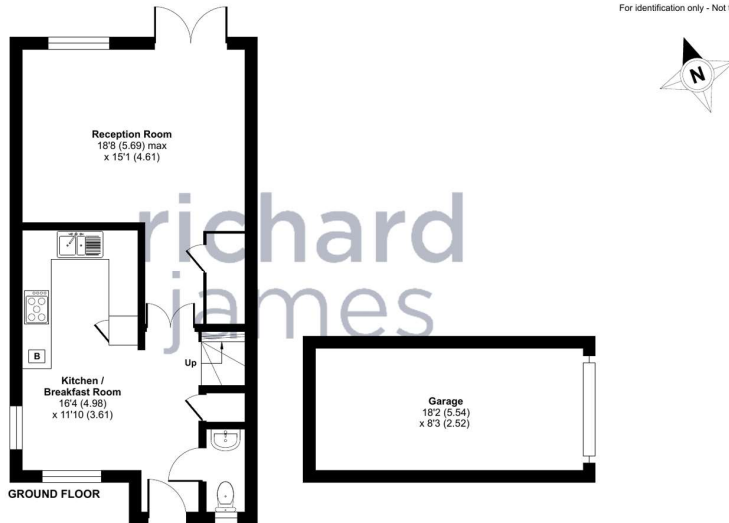


Approximate Area = 884 sq ft / 82.1 sq m  
Garage = 150 sq ft / 13.9 sq m  
Total = 1034 sq ft / 96 sq m  
For identification only - Not to scale



Certified Property Measurer  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©richcom 2024. Produced for Richard James. REF: 1193635

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[rwb@richardjames.uk](mailto:rwb@richardjames.uk)

High Street | Royal Wootton Bassett | SN4 7AY

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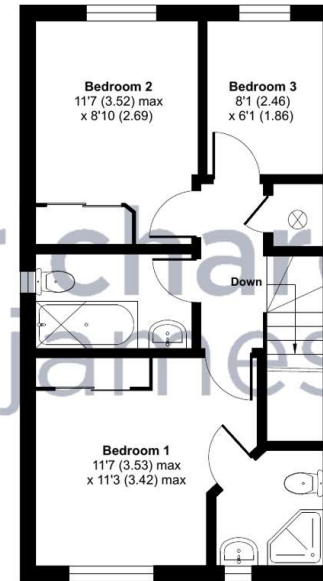
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FIRST FLOOR



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3. All Measurements are approximate.

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