



📍 12 Middle Lane, Cherhill, Calne, SN11 8XX

🔗 Offers In Excess Of £475,000

OFFERED WITH NO ONWARD CHAIN-Occupying a generous and well established plot in a peaceful village setting, this four bedroom detached home presents a rare opportunity to acquire a spacious family property with excellent scope for modernisation with lovely front and rear gardens.

- Four Bedroom Detached Home
- Generous, Well Established Plot
- Peaceful Village Setting
- Well Balanced Accommodation
- Mature Front and Rear Gardens
- Ample Parking, Including Private Roadside Lay-By, Driveway and Garage
- Scope for Modernisation
- Walking Distance to Village Amenities
- Short Drive to Calne Town Centre
- No Onward Chain

🏡 Freehold

🏠 EPC Rating E



A spacious four bedroom detached home, occupying a generous plot in a quiet village position. The property has been cherished by a single owner and is one of just three homes of the same design, giving it a particularly individual feel.

Centrally positioned within its plot, the house enjoys well balanced accommodation together with mature front and south facing rear garden, a real feature of the property.

The accommodation comprises an entrance hall, ground floor WC, study and fitted kitchen, all positioned to the front of the property. To the rear is a well proportioned semi-open plan sitting room, with open fireplace and an interconnecting dining room accessed via sliding doors, providing a pleasant and versatile space for both everyday living and entertaining. To the first floor are four good sized bedrooms and a family bathroom. There is also a separate shower cubicle, which offers an opportunity for reconfiguration and could be incorporated into the existing bathroom to create a more modern and spacious suite.

A real feature of the property is the external space with the rear garden enjoying a high degree of privacy, while the front garden significantly enhances the property's kerb appeal and creates a generous sense of depth and separation from the road. There is ample parking, including a private roadside lay-by to the front, driveway and spacious garage.

The village amenities are all within walking distance, including a school, public house village hall and church, while the nearby town of Calne is just a short drive away, offering a wider selection of shops, services and facilities. There is also good road access east towards Marlborough and the surrounding countryside.

The property also offers an exciting opportunity for a new owner to update and modernise the interiors, creating a contemporary family home tailored to their own style.

Situation

Cherhill is a highly popular village offering a school, public house and church. The village has a thriving community with a number of local clubs and groups and is surrounded by the Marlborough Downs offering excellent walking and riding. It is close to a number of historic sites including Avebury and Silbury Hill. A more comprehensive range of amenities can be found in the towns of Marlborough (c. 10 miles), Devizes (c 6 miles) and Calne (c. 3 miles). Also within easy reach is the market town of Chippenham which has a mainline railway station (London Paddington) and excellent access to the motorway at Junction 17 and 14.

Property Information

Council Tax Band: E

Freehold

Mains Electricity, Water & Drainage,

Oil Fired Central Heating

EPC Rating: E



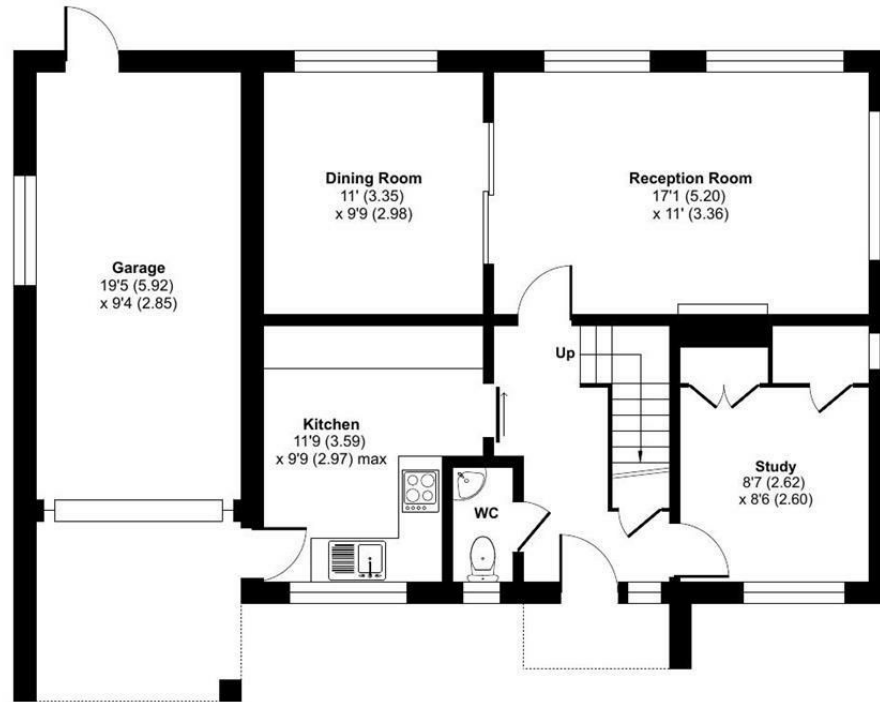
Middle Lane, Cherhill, Calne, SN11

Approximate Area = 1276 sq ft / 118.5 sq m

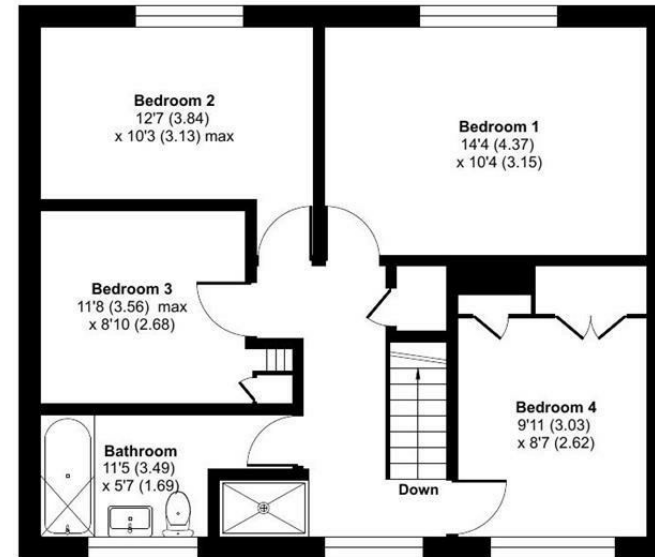
Garage = 182 sq ft / 16.9 sq m

Total = 1458 sq ft / 135.4 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2026. Produced for Strakers. REF: 1514151

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