



Horsebrook, Calne, SN11 8HQ

Calne

Guide Price
£145,000

Bedrooms: 1 | Bathrooms: 1 | Receptions: 1

Atwell Martin are delighted to present this recently refurbished one-bedroom ground floor apartment, benefiting from its own private entrance and a convenient location within walking distance of the town centre.

The accommodation is light and airy throughout and comprises an entrance hallway, a double bedroom with built-in wardrobes, a bathroom with a shower over the bath, and a spacious living room with patio doors that allow you to enjoy lovely views of the river. There is also a re-fitted modern kitchen.

Externally, the property benefits from one allocated parking space as well as several visitor spaces.

Situation -

Horsebrook is situated just off The Green and within walking distance of the town centre.

Calne, the 'Town of Discovery' is situated in the heart of the Wiltshire countryside. The town retains many buildings of historical interest, including St Marys, a beautiful example of a 12th Century Parish Church. Modern day Calne benefits from a weekly market and various sports and leisure facilities. There is also a selection of shops and supermarkets, a library, public and private schooling for all ages. Just outside the town is the village of Cherhill, here you will find Wiltshire's most dramatic White Horse carved on the chalk hillside below an ironage fort. A short drive away are the UNESCO Word Heritage Sites of Avebury, Silbury Hill, Stonehenge, Lacock Abbey and the Georgian City of Bath. A couple of miles away is Bowood House with beautiful gardens and luxury Hotel, Spa and Golf Resort.

There is good access to Bristol, Bath and Swindon thanks to the A4 and M4 and in the nearby town of Chippenham there is an excellent mainline service to London for commuters.

Viewings - Strictly by appointment with the sole selling agents Atwell Martin call or e-mail us today to confirm your appointment | 13 High Street, Calne, Wiltshire, SN11 0BS

Utilities/Services - Mains Electric, Water & Drainage, Electric Heating

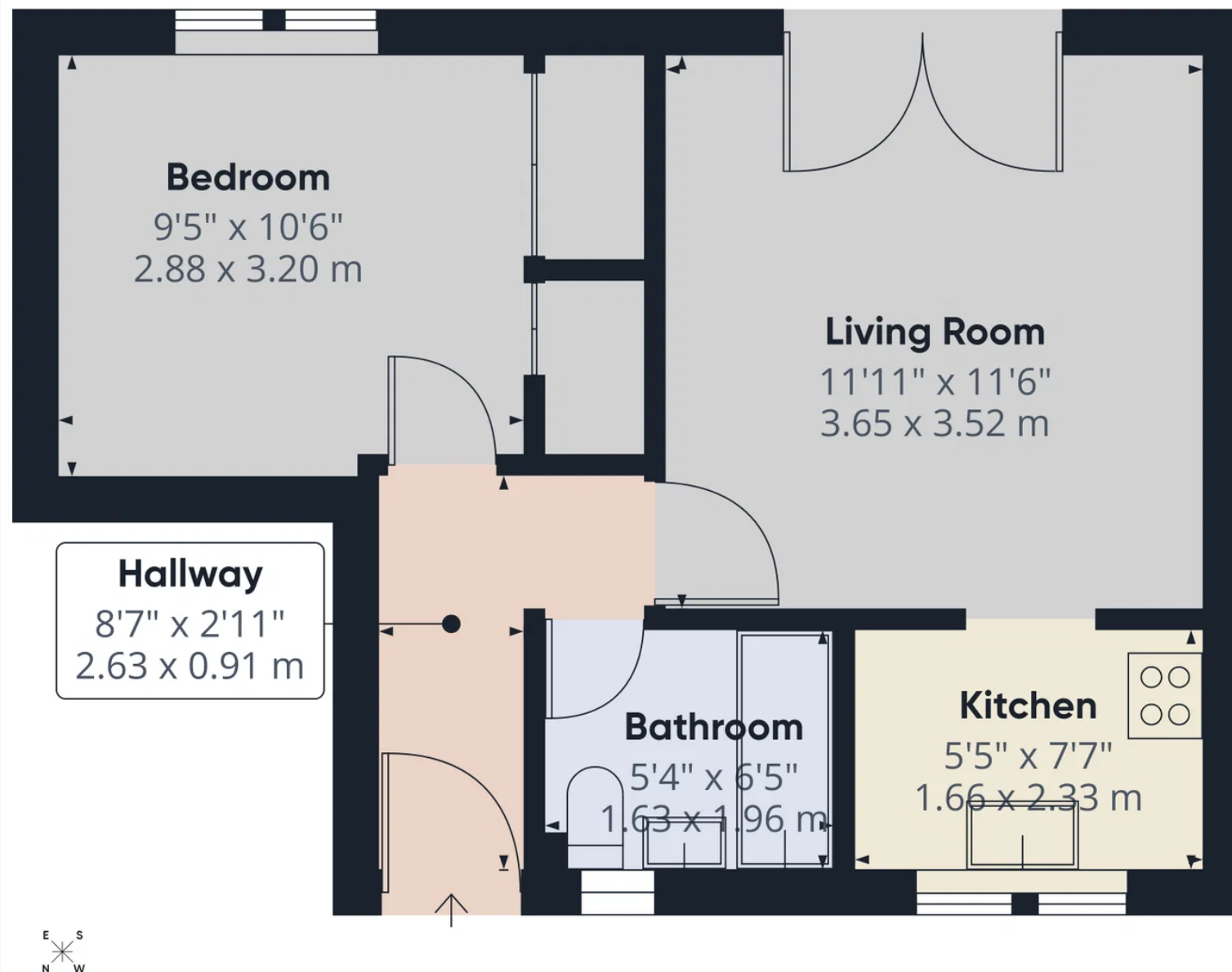
Wiltshire Council Tax - Band B

Tenure - Leasehold

Service Charge & Ground Rent - Service charge: £85 PM & Ground Rent £20PA







Approximate total area⁽¹⁾
368 ft²
34.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Calne Sales

13 High Street, Calne Wiltshire, SN11 0BS

01249 813813

res.calne@atwellmartin.co.uk
<https://calne.atwellmartin.co.uk/>