



34, York Road, Calne, SN11 8FW

Guide Price £465,000

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Village & Country Homes

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York Road

Calne

Freehold | EPC Rating - C



This newly renovated and nestled within the sought-after Redrow development in the historic market town of Calne, this detached four-bedroom home offers generous living and sleeping accommodation, a garage, a bespoke outdoor office, and a beautifully landscaped rear garden. The property is well-presented throughout, featuring a bright entrance hallway, a spacious guest cloakroom, and a living room with a charming bay window. The heart of the home is the impressive kitchen, complete with integrated appliances, seamlessly flowing into the dining and family area, complemented by a utility room.

Upstairs, the master bedroom boasts fitted wardrobes and an en-suite bathroom, accompanied by three additional double bedrooms and a family bathroom with a storage cupboard. Externally, the property offers driveway parking for two vehicles and a garage, enhancing convenience and storage options. The large rear garden, complete with a garden office, provides a perfect blend of leisure and work-from-home flexibility.

Calne is a town rich in heritage, surrounded by idyllic countryside and offering a variety of amenities, including cafes, shops, a microbrewery, and traditional country pubs. The town boasts a selection of schools, healthcare facilities, and leisure centres with swimming pools and fitness suites. Enthusiasts will appreciate the vibrant local community, including football, rugby, cricket, and tennis clubs, as well as active cycling and running groups.











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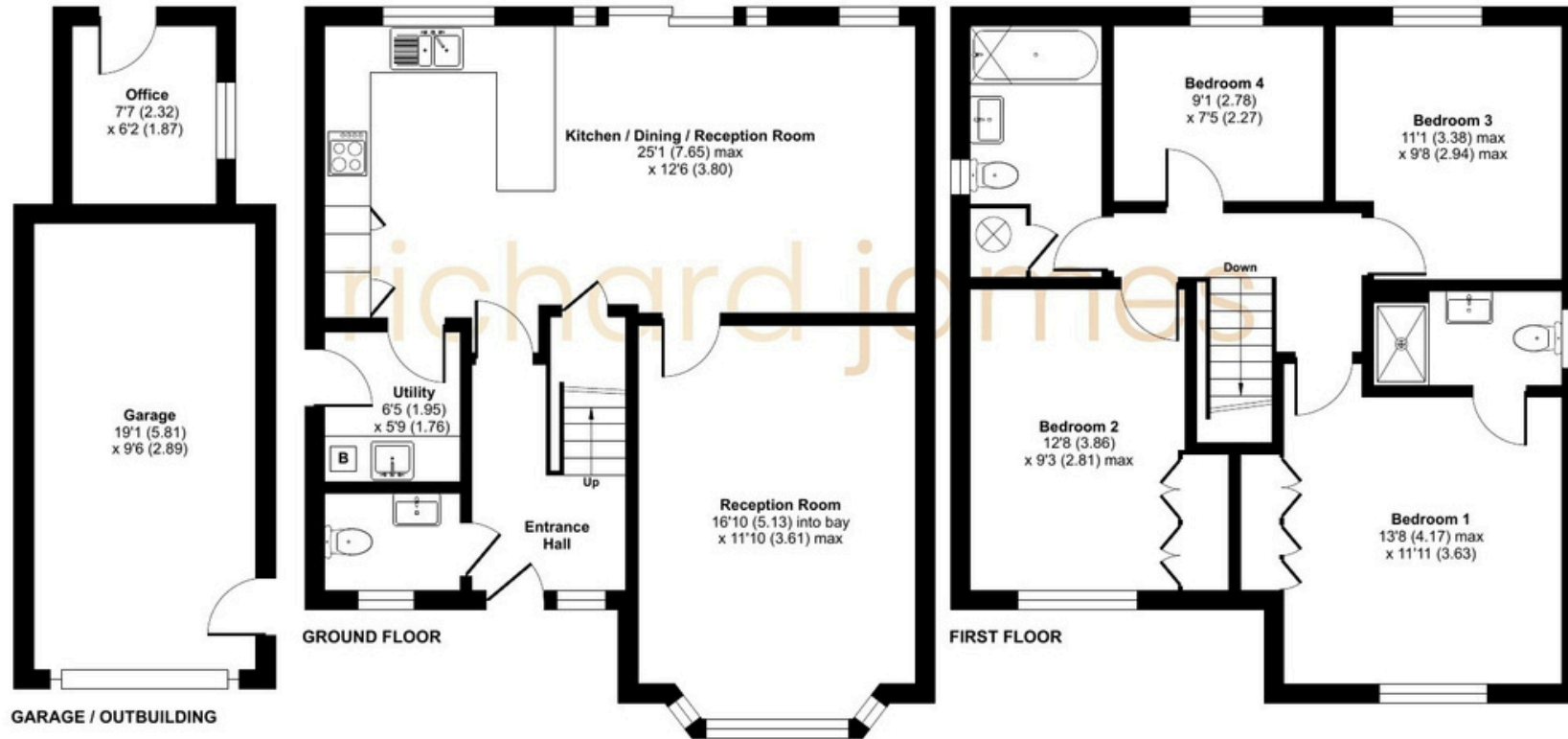


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Floorplan



Garage = 181 sq ft / 16.8 sq m
Outbuilding = 47 sq ft / 4.4 sq m
Total = 1550 sq ft / 144 sq m
For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richardjames 2025.

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