



CALNE

Guide price £290,000



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# 2 ST DUNSTAN COURT

Calne, Wiltshire SN11 9SD



Three bedroom semi-detached property  
Off road parking  
En-suite & family bathroom

The charming cottage, built with dressed stone under a slate roof, is a delightful example of a characterful new build property. The lovingly presented interior features on-trend decoration, creating a welcoming and stylish atmosphere. The property also boasts a pretty little porch, adding to its charm and curb appeal.

Built within the former grounds of St Dunstan House, a now residential grade 2 listed building, the cottage itself sits on the edge of a small development of only 18 executive homes that were sympathetically designed to remain in keeping with St Dunstan House. Calne is a charming former industrial town located between Lacock, Avebury and Marlborough. Famous for the invention of cured meats and the former home of poet Samuel Coleridge. Within its surrounding picturesque countryside is Bowood - a historic country estate boasting a PGA golf course and a luxury spa resort. Calne offers good road links via the M4 (approx 10 miles) and is an attractive place to live for those seeking both tranquillity and convenience.

This charming cottage, with a partially leaded glazed oak front door, is a wonderful example of a characterful newly built stone-built property.

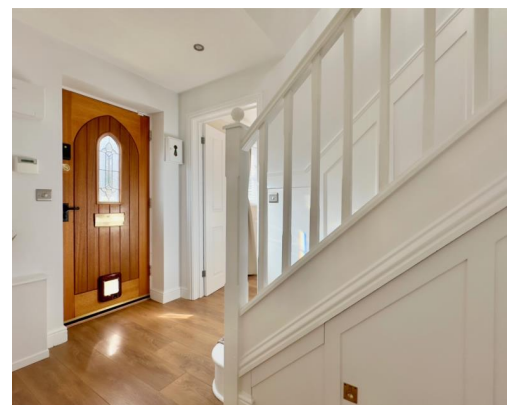
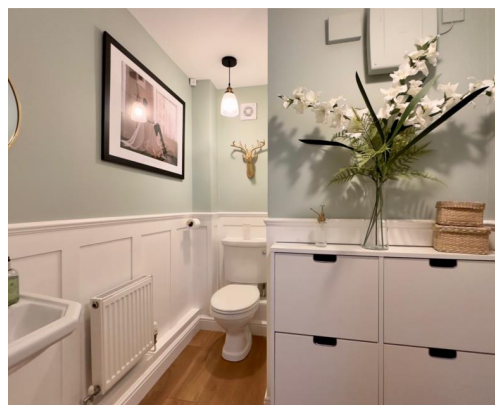
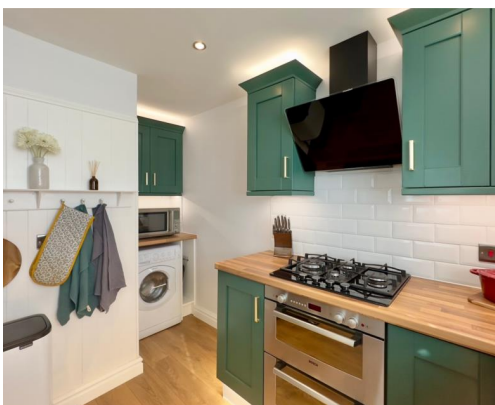


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### KEY FEATURES

- Three bed semi-detached
- Cottage style property
- Off-road parking
- Sought after location
- Immaculately presented throughout
- Guest cloakroom



# STEP INSIDE



The property has been lovingly presented and features on-trend interior decoration. Upon entering, you are greeted by a welcoming hallway with stairs leading to the first floor and doors through to the reception rooms and guest cloakroom.

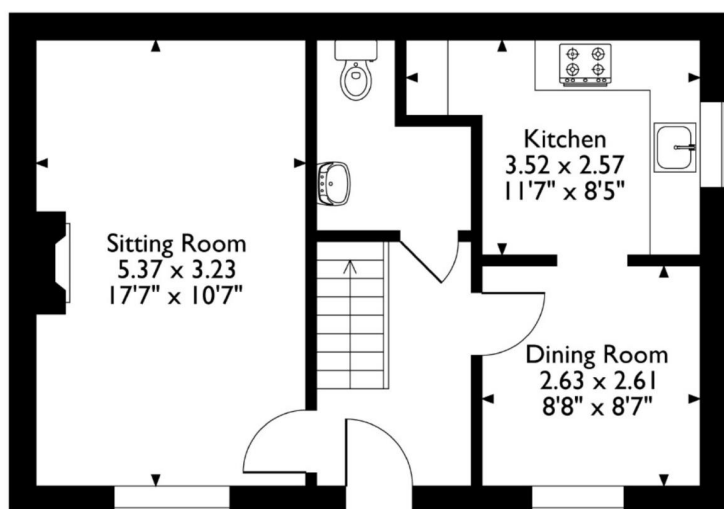
The sitting room spans from the front to the back and boasts a media centre cleverly disguised as a traditional fireplace, hosts the framed wall mounted TV and other electronics.

A guest cloakroom off of the entrance hall offers storage for coats, hats and shoes.

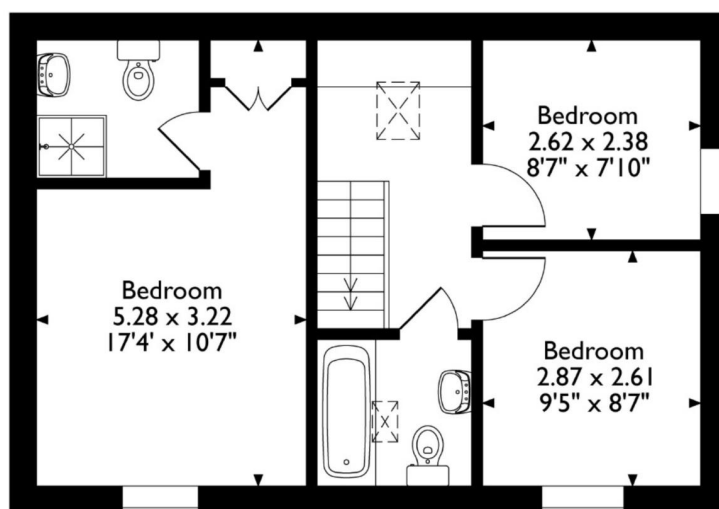
The separate dining room features a window to the front, power sockets, a radiator, dimmable ceiling-mounted spotlights, coving, and an archway into the kitchen.

The kitchen, just off the dining room via an archway opening, is fitted with a modern shaker-style green kitchen and features integrated appliances, including a glass gas hob, bosh electric double oven, metro tiled white splashbacks, multiple power points, ceiling downlights, cabinet up and downlights, ample storage space, window to the side of the property, generous work surfaces, stainless steel sink with rinse pull-out, washing machine/clothes dryer (included), integrated Bosh dishwasher (included), wall cabinets, home to the Gas combi boiler and space for a freestanding fridge freezer.

## Approximate Gross Internal Area 84 Sq M/904 Sq Ft



**Ground Floor**



**First Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

As you ascend the stairs, you'll notice that a traditional runner with silver stair rods has been added, enhancing the overall aesthetic and contributing to the overall decoration of the property.

The upstairs hallway is illuminated by a Velux window to the rear of the property, and below it, there is a cushioned seating area with integrated storage beneath. The hallway provides access to the three bedrooms two being double bedrooms and the family bathroom.

The principal bedroom, a double-sized room, features a window to the front, a radiator, and multiple twin power points. Ceiling-mounted spotlights illuminate the space. A built-in wardrobe offers convenient storage, and there is a doorway leading into the en-suite bathroom.

The en-suite bathroom includes a glass shower cubicle, a sink with a mixer tap, and a shelf for additional storage. A chrome heated towel rail provides warmth, and there is an extractor fan to maintain ventilation. Ceiling recessed downlights illuminate the space effectively.

Bedrooms two and three are both a generous size and the current vendor uses the third bedroom, as a home office, which features a window to the side of the property. It offers multiple twin power sockets, traditional style panelling and is illuminated by ceiling-mounted spotlights.

Finally, you will also find the family bathroom which comprises shower over bath, w.c and wash hand basin, boasting ample amounts of natural light from the Velux window.

# STEP OUTSIDE



The property includes an enclosed garden at the front, featuring a lawn on one side and plant boxes for growing vegetables on the other. A pathway leads to the front door.

Additionally, there is a side gate for bin storage and a garden storage shed with plants growing on top. Parking is allocated for one vehicle at the rear of the property. However, there is typically ample on-street parking available.

## INFORMATION

Postcode: SN11 9SD

Tenure: Freehold

Tax Band: C

Heating: Gas

Drainage: Mains

EPC: C





## DIRECTIONS

From the town centre, head north on North Street and continue onwards on Lickhill Rd until you reach the mini roundabout. No 2 St Dunstan court is located approx 50 meters onwards after the mini roundabout, set facing the green open spaces.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		89
(81-91)	B		
(69-80)	C	77	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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