





📍 19 Lake View, Quemerford, Calne, SN11 8JA

🏠 £475,000

A spacious and modern four double bedroom, three reception room, two bathroom, detached family home, with private, enclosed rear garden, single garage and driveway parking; superbly positioned within the popular Lake View development in Quemerford. Offered with No Onward Chain.

- Modern Detached Family Home - No Onward Chain
- Spacious & Versatile Living Arrangements
- Four Double Bedrooms
- En-suite Shower Room & Family Bathroom
- Sociable Dual-aspect Kitchen / Breakfast Room
- Three Reception Rooms
- Private, Enclosed Rear Garden
- Single Garage & Driveway Parking for Two Vehicles
- Located in Sought-after Quemerford, Popular South Side of Calne
- Close to Schools & Amenities

🏡 Freehold

🏠 EPC Rating C





A fantastic opportunity to purchase a modern four bedroom detached family home, offering spacious and versatile living arrangements with the perfect blend of comfort and style; superbly positioned within the popular Lake View development in Quemerford, to the south of Calne. Offered with the benefit of No Onward Chain.

The accommodation is arranged over two levels; briefly comprising; welcoming entrance hall, dual-aspect sitting room with french doors to the rear patio, study, dining room / snug, lovely dual-aspect kitchen / breakfast room with further set of french doors to rear patio area, and cloakroom, on the ground level. With three inviting reception rooms, the property provides plenty of options for work, relaxation and entertainment.

To the first floor are four double bedrooms, including the principal bedroom with en-suite shower room and fitted wardrobes, and finally the family bathroom with separate shower.

Externally there is a well-proportioned, well-maintained, private and enclosed rear garden, laid predominantly to lawn, with a patio seating area, and pretty, established borders. There is a single garage and driveway parking for two vehicles to the front.

#### **Situation**

Situated in the sought-after Quemerford area of Calne, this home enjoys an enviable position on the edge of some of Wiltshire's most beautiful countryside. Quemerford offers a unique blend of modern living and local heritage, featuring two converted historic mills, one of which benefits from a charming mill leat. Residents can also enjoy a pleasant riverside walk leading directly into Calne town centre. Local amenities are conveniently close at hand, including a post office/shop, a traditional local pub, well-regarded primary schools, and an academy. Calne itself provides a wide range of shops, restaurants, supermarkets, and leisure facilities, including two leisure centres, one of which features a swimming pool within easy reach of the property.

#### **Property Information**

Council Tax Band: E

Freehold

Mains Gas, Electricity, Water & Drainage

Gas Central Heating

EPC Rating: C



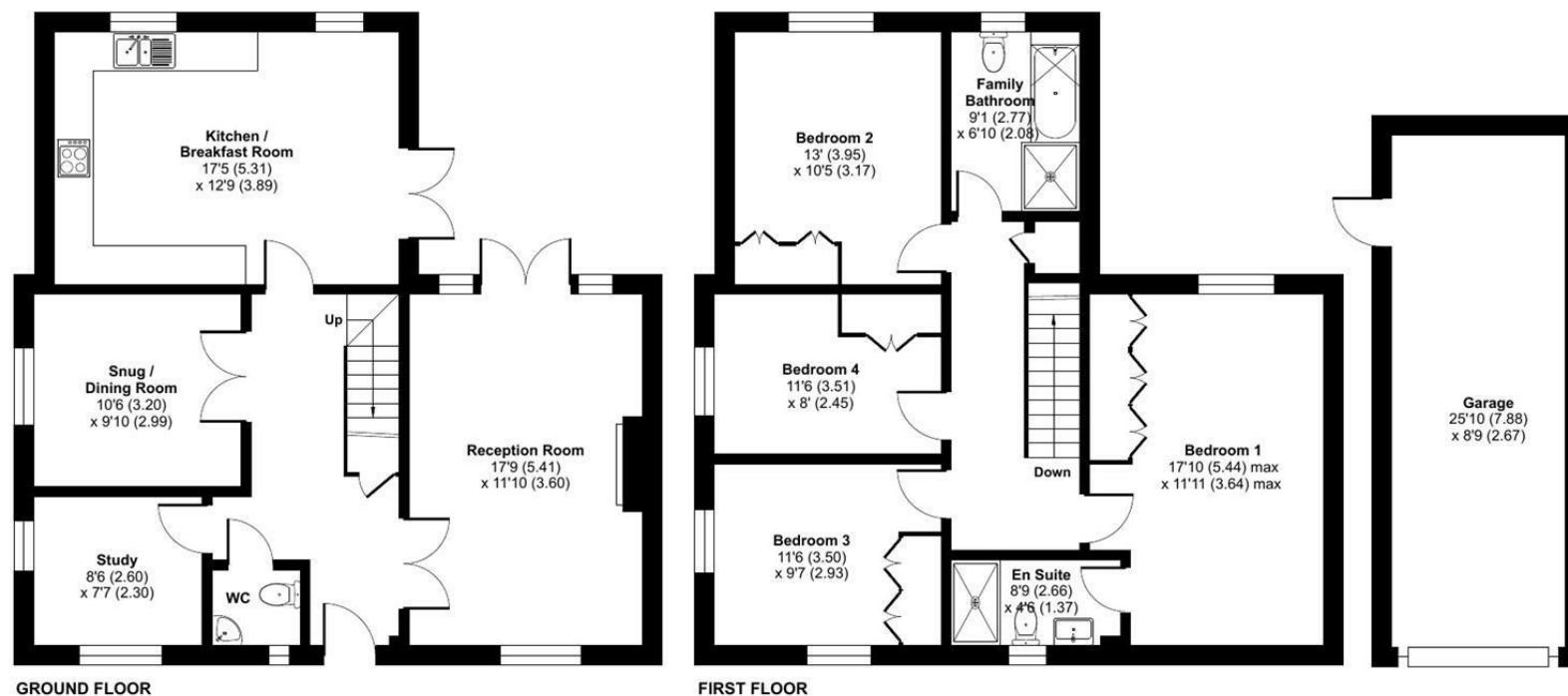
## Lake View, Calne, SN11

Approximate Area = 1554 sq ft / 144.3 sq m

Garage = 226 sq ft / 20.9 sq m

Total = 1780 sq ft / 165.2 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). © nichecom 2026. Produced for Strakers. REF: 1462897

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