



strakers

Plot 1, The Stanford, Otter Close, Chilvester Hill, Calne, SN11
0LR

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⑨ Plot 1, The Stanford, Otter Close, Chilvester Hill, Calne, SN11 0LR

⌚ £575,000

The Stanford is a wonderful four double bedroom, two reception room, two bathroom, detached family home, with single garage and driveway parking, superbly located within Bewley Homes newly established Alexandra Gate development in Calne, PLEASE CALL 01249 652717 to arrange a visit.

- Superbly Designed Four Bedroom Detached Home
- Four Double Bedrooms
- Principal Bedroom with En-Suite Shower Room & Fitted Wardrobes
- Spacious Kitchen / Dining / Family Area with French Doors to the Rear Garden
- Integrated SMEG Appliances & Separate Utility Room
- Living Room & Ground Floor Study
- Large South-Facing Garden, Laid to Lawn
- Single Garage and Driveway Parking
- Available to View
- Part Exchange Available Or £10,000 Stamp Duty Contribution

⌚ Freehold

⌚ EPC Rating



The Stanford is a superbly designed four bedroom detached home, superbly located within Bewley Homes newly established Alexandra Gate development in Calne. Part Exchange available or enjoy a £10,000 stamp duty contribution.

The accommodation is arranged over two levels, and briefly comprises:

Entrance Hall, cloakroom, spacious kitchen / dining / family area with SMEG integrated kitchen appliances & flooring included, and with French doors to the rear garden, separate utility room, living room, and study, on the ground floor.

On the first level are the four bedrooms, all of which are doubles, with the principal bedroom benefitting from fitted wardrobes and an en-suite shower room. Finally is the family bathroom.

Externally there is a single garage, driveway and large south facing garden, laid to lawn.

Strakers are delighted to support Bewley Homes with their exciting new Development at Alexandra Gate. Please kindly call 01249 652717 to arrange a visit.

Rooms

Ground Floor

Living Room - 4.82m x 3.60m - 15'9" x 11'9"

Kitchen/Dining/Family Area - 8.38m x 3.37m - 27'6" x 11'0"

Study - 2.52m x 2.25m - 8'3" x 7'3"

First Floor

Principal Bedroom - 3.77m x 3.44m - 12'4" x 11'3"

Bedroom 2 - 4.16m x 2.95m - 13'6" x 9'6"

Bedroom 3 - 4.64m x 3.25m - 15'0" x 10'6"

Bedroom 4 - 3.66m x 2.91m - 12'0" x 9'6"

Situation

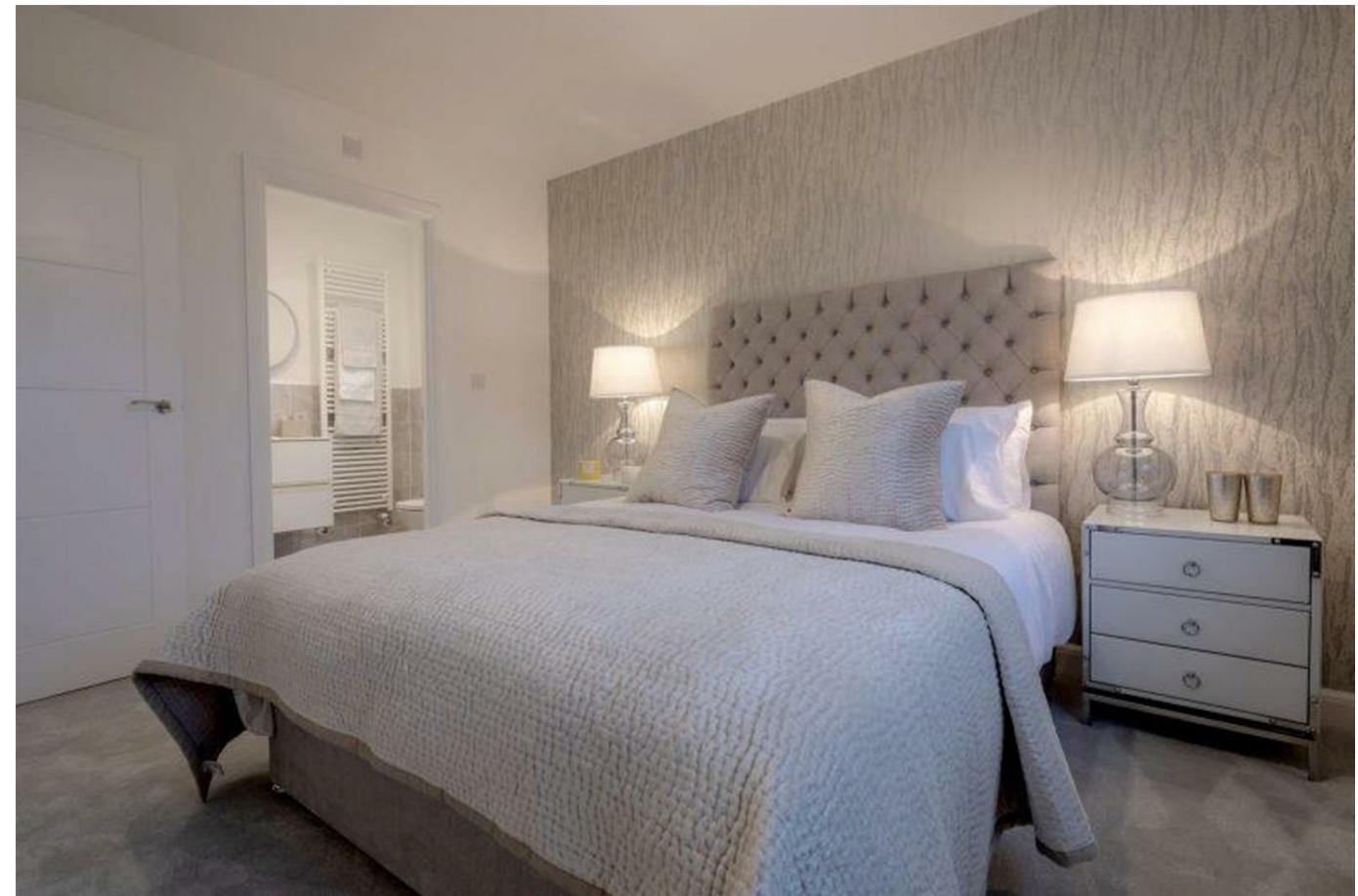
Alexandra Gate is an exclusive collection of detached 3, 4 and 5-bedroom houses for sale in the popular Wiltshire town of Calne. Located in a prime location within walking distance of Calne's Heritage Quarter and High Street, with its superb amenities and plenty of green open spaces right on the doorstep, and close to the bustling market town of Chippenham, you couldn't be better placed. Created by the award winning developer Bewley Homes, who have been designing and building beautiful, high-quality homes in some of the most desirable locations across the south of England, for over 30 years, the development is designed from Bewley Homes Garden Village Collection, all of which embrace energy saving and sustainability, as well as flexible living spaces, designed with the customer in mind.

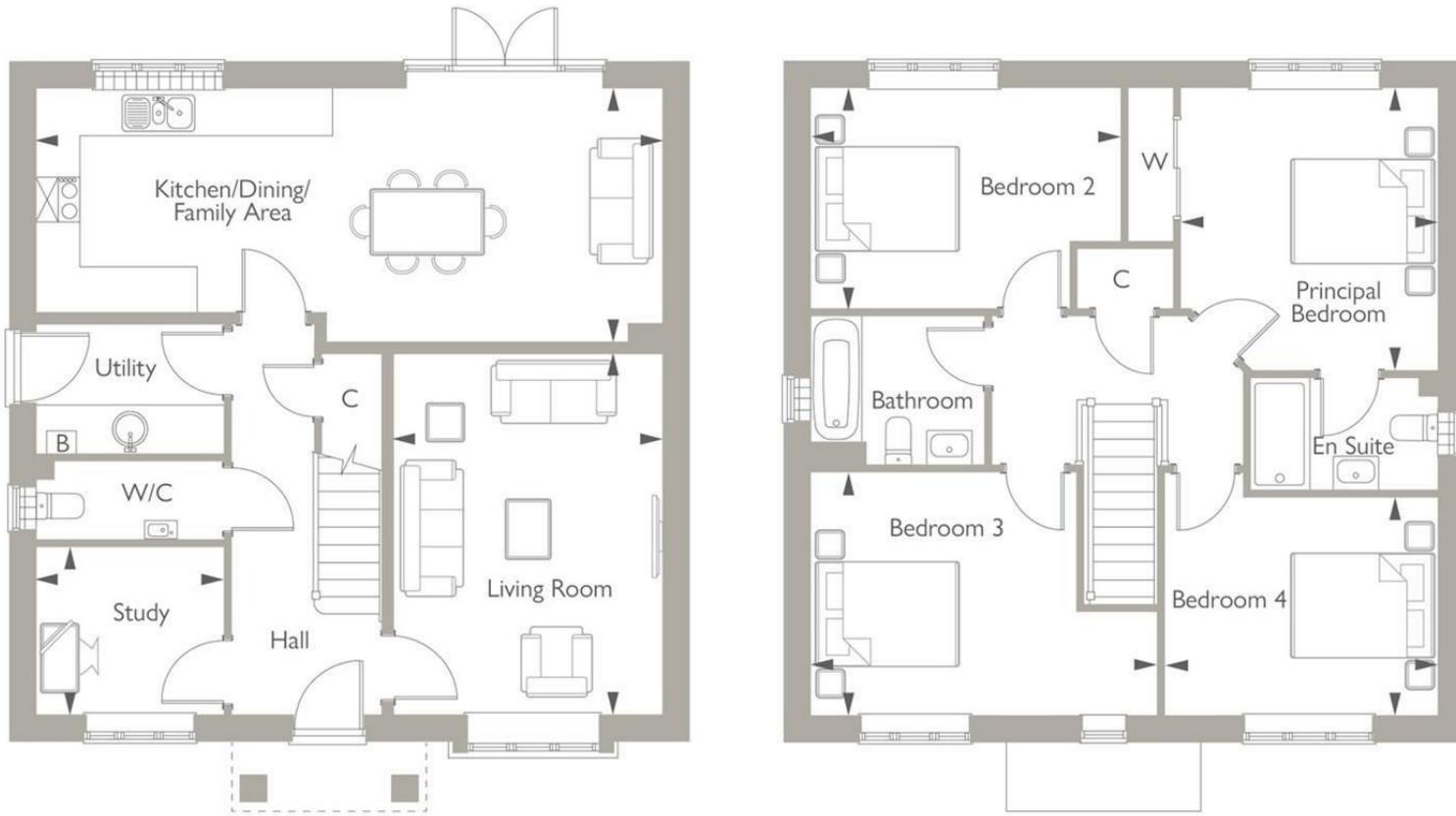
Property Information

Tenure: Freehold

Mains Gas, Electricity, Water & Drainage

Gas Fired Central Heating System with Thermostatic Controlled Radiators





Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.