

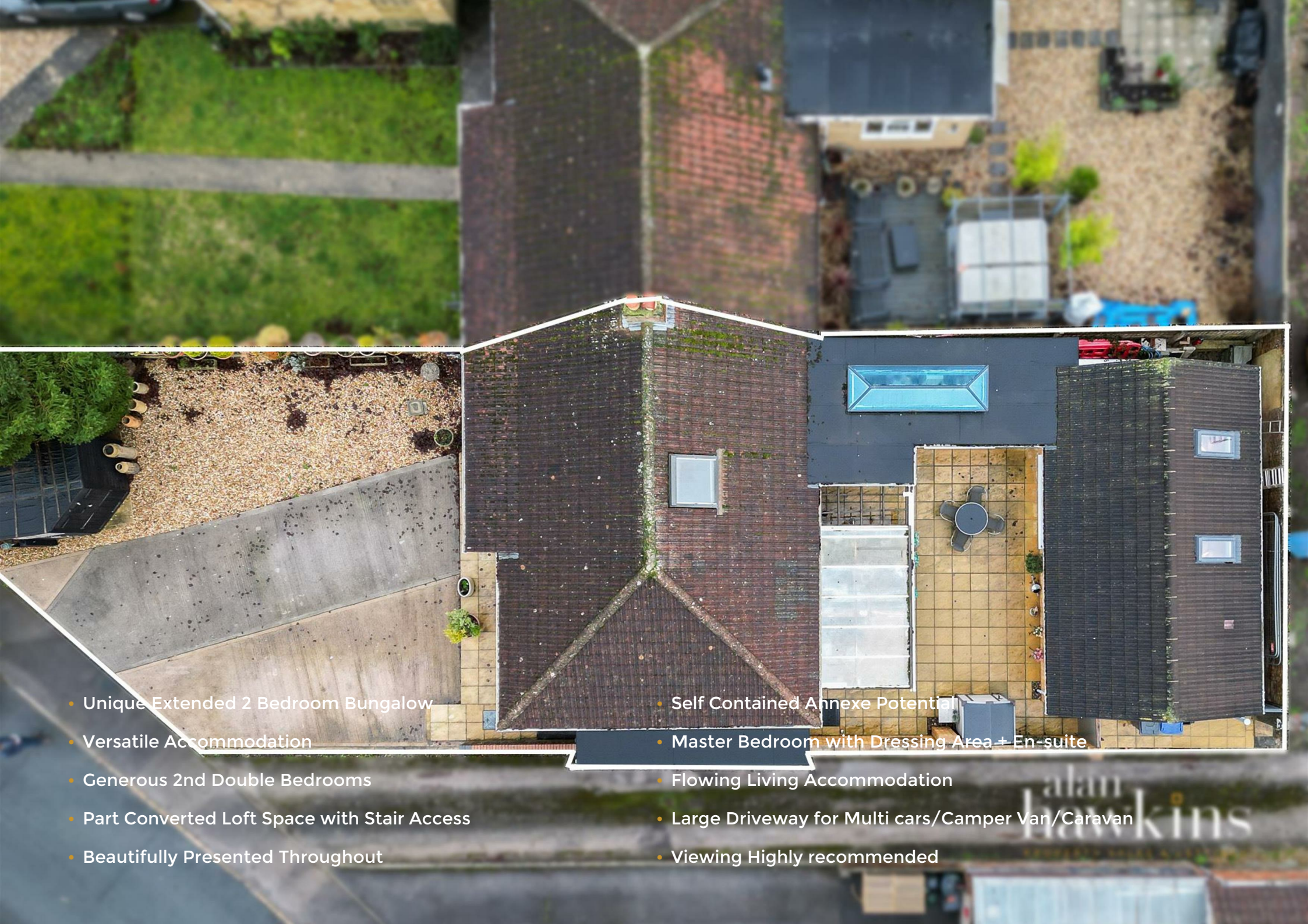


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PROPERTY SALES & LETTINGS

Horsebrook Park, Calne, SN11 8EY

01793 840 222 | [alanhawkins.co.uk](http://alanhawkins.co.uk)



- Unique Extended 2 Bedroom Bungalow

- Versatile Accommodation

- Generous 2nd Double Bedrooms

- Part Converted Loft Space with Stair Access

- Beautifully Presented Throughout

- Self Contained Annexe Potential

- Master Bedroom with Dressing Area + En-suite

- Flowing Living Accommodation

- Large Driveway for Multi cars/Camper Van/Caravan

- Viewing Highly recommended

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# 20 Horsebrook Park Calne, SN11 8EY

£349,995

A deceptively spacious, extended two-bedroom bungalow with annexe potential, located within an established cul-de-sac in the popular Wiltshire market town of Calne.

Originally configured as a two-bedroom bungalow, the property has been thoughtfully extended to create what was once a self-contained annexe with kitchenette and shower room. This space is currently utilised as a stunning master suite with dressing area and en-suite shower room, yet offers the flexibility to be easily reverted back to annexe accommodation if required.

Set in a quiet cul-de-sac, the property enjoys a peaceful environment while remaining within comfortable stroll of the town centre and the surrounding countryside.

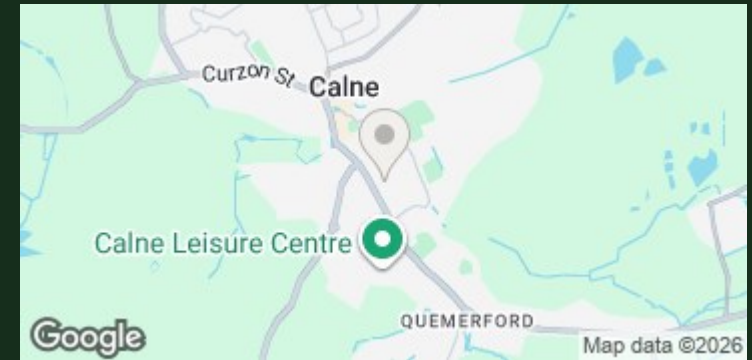
The well-presented and versatile accommodation comprises an entrance hallway, an attractive kitchen, separate living and dining rooms with an open archway, ideal for both everyday living and entertaining. An office area, enhanced by a lantern window that fills the space with natural light and French doors to the rear court yard leads through to the impressive master suite with its dressing area and

luxurious en-suite shower room. There is also a further double bedroom and a stylishly finished family shower room.

The attic room provides valuable additional space, perfect for use as an occasional bedroom, home office, or hobby room. Externally, the property benefits from a charming courtyard garden, while to the front there is ample driveway parking to house multi-car parking or caravan/ motor home.

An internal viewing is highly recommended to fully appreciate the space, flexibility, and location this home has to offer.

Call Alan Hawkins Property Sale to arrange a viewing on 01793 840222.



## Viewings

By appointment through Alan Hawkins Property Sales. Tel: 01793 840 222

## Council Tax: Wiltshire Council

Tax Band C For year 2025/26 = £2242.13  
For information on tax banding and rates, please call Wiltshire Council, Monkton Park, Chippenham, Wiltshire. SN15 1ER. Tel: 0300 456 0109

## Tenure

Freehold

## Management Fee: N/A

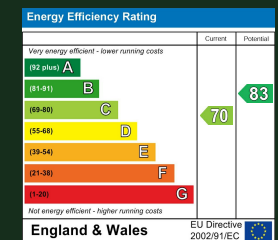
Flood Risk: Very Low (Environmental Agency)

Internet Speeds: upto 1000 mbps (Ofcom)

Gas: Mains

Water + Waste: Mains

## Energy Efficiency Rating (England & Wales)











TOTAL FLOOR AREA: 1241 sq.ft. (115.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## Alan Hawkins

26/26a High Street,  
Royal Wootton Bassett  
Wiltshire, SN4 7AA

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equipment, fixtures or services and so cannot verify they are in working order, or fit for their purposes, neither have the agents checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their solicitor/surveyor.

