

## DIRECTIONS TO THE PROPERTY

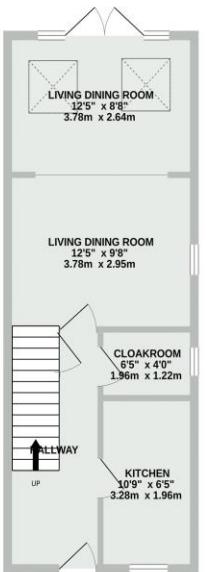
From the Charles Faye office turn left on to The Square. At the roundabout turn left on to the A4 and follow this road along going through the set of traffic lights. Go straight across at the next roundabout and then straight over at the double mini roundabout heading towards Marlborough. Take the third turning on the right into Woodland View and the house can be found straight ahead.



GROUND FLOOR  
420 sq ft. (38.8 sq m.) approx.

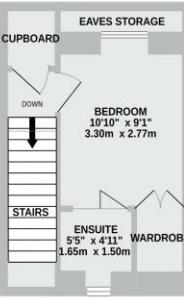
1ST FLOOR  
349 sq ft. (32.6 sq m.) approx.

2ND FLOOR  
210 sq ft. (19.3 sq m.) approx.



charles faye  
sales and lettings

TOTAL FLOOR AREA: 973 sq ft. (90.4 sq m.) approx.  
Made with Metricon 5000A



## CHARLES FAYE

Charles Faye Estate Agents has been successfully selling properties for many years in Calne and the surrounding villages.

We are delighted to be the only estate in the Calne area to be awarded exclusive membership of The Guild of Professional Estate Agents, providing us access to a network of other like-minded estate agents who are all committed to improving and enhancing the service and public perception of estate agencies across the UK.

Membership is contingent upon on-going good reputation and customer service and is reviewed annually to ensure we meet the strict criteria as detailed in The Guild's Code of Conduct.

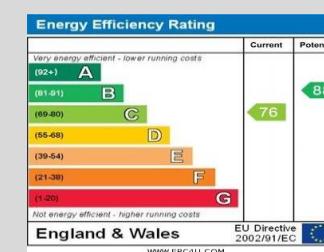
## FINANCIAL ADVICE

Free independent financial advice is available. Please call us for more information.

## COUNCIL TAX BAND

The council tax band for this property is band C

## PROPERTY RATING



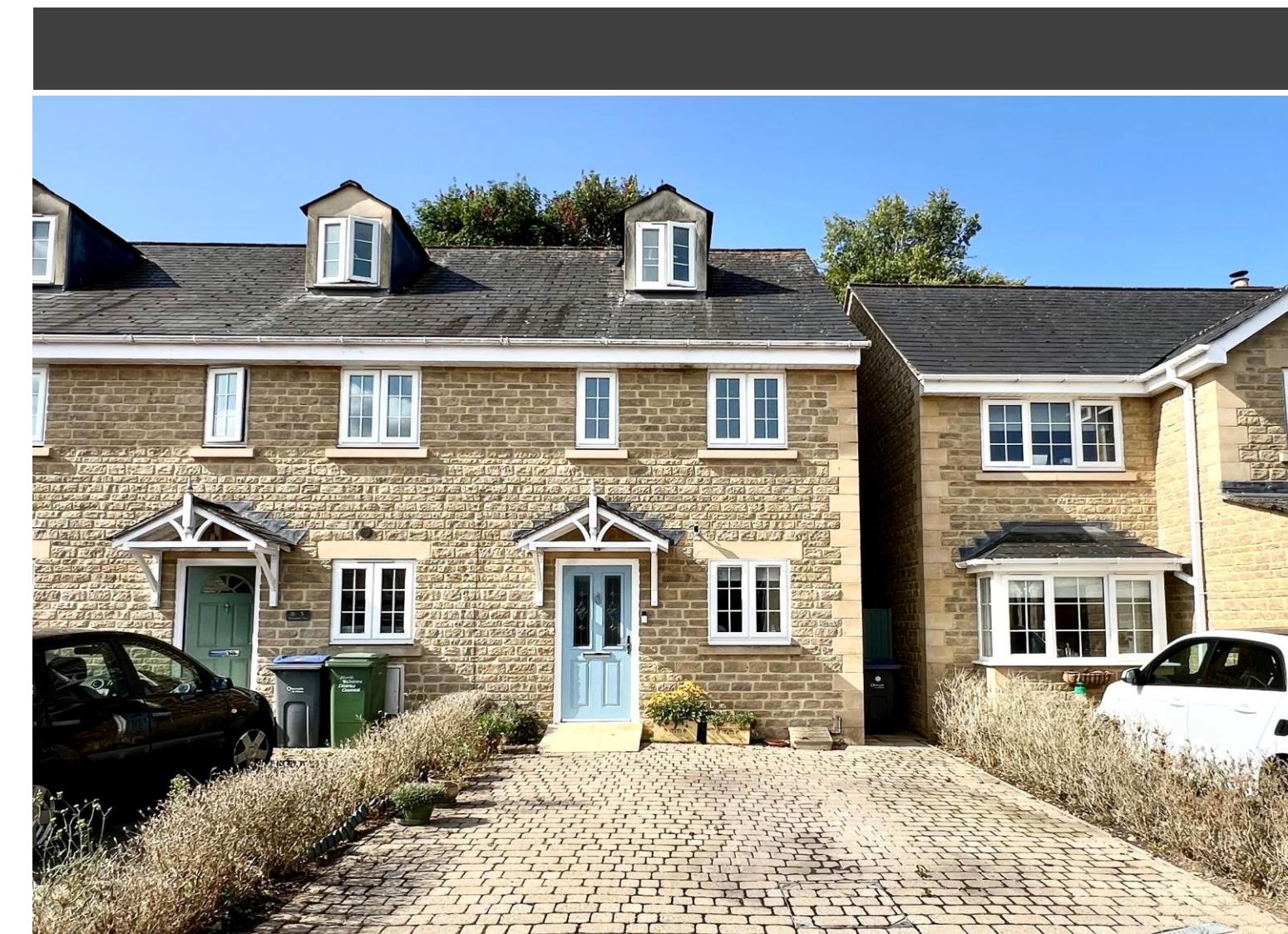
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Charles Faye is the trading name of Lifestyle Options Limited. Company registration number 07448943.

[VIEW ONLINE](#)



Charles Faye Estate Agents  
25 High Street  
Calne  
Wiltshire  
SN11 0BS  
01249 822555  
sales@charlesfaye.co.uk  
lettings@charlesfaye.co.uk  
www.charlesfaye.co.uk



4 Woodland View

Calne, SN11 0FD

**£277,500**

*'People & property are always at the heart of whatever we do'*

charles faye  
sales and lettings

## 4 Woodland View, Calne

This three bedroom end of terrace offers modern contemporary living and is situated within a sought after cul de sac located on the south side of Calne and is within close proximity to schools, leisure facilities and shops. The property has a fantastic 19'6 x 12'5 living / dining room with French doors opening onto the south facing courtyard garden, a modern fitted kitchen, a large entrance hallway and guest cloakroom to the ground floor. There are two double bedrooms to the first floor which are both complemented by the family bathroom. The second floor bedroom has a built in wardrobe and enjoys an en-suite shower room. Externally the southwesterly facing garden offers secluded outside space to enjoy and relax and to the front of the property there is a block paved driveway providing parking for two vehicles.

- **End Of Terrace House**
- **Large Dining Living Room**
- **Three Bedrooms**
- **Private Rear Garden**
- **Beautifully Presented**
- **Bathroom And En-Suite**
- **Close To Amenities**
- **Driveway Parking**

### PROPERTY FRONT

Block paved driveway leading to entrance door with canopy porch over.

**ENTRANCE HALLWAY** 15' 1" x 5' 7" (4.59m x 1.70m)  
Ceiling coving, stairs rising to first floor, doors to kitchen, living dining room, guest cloakroom, storage cupboard, under floor heating.

**KITCHEN** 10' 9" x 6' 5" (3.27m x 1.95m)  
Upvc double glazed window to front, fitted with a modern range of wall and base cabinets with LED under unit lighting, work surface over, stainless steel and black glass sink unit, tiled surrounds, built in double oven with matching pull out larder drawers each side, 4 ring gas hob, extractor chimney over, integrated dishwasher, space and plumbing for washing machine, space for fridge freezer, fitted water softener, recessed spot lights, tiled floor with underfloor heating.



**LIVING DINING ROOM** 19' 6" x 12' 5" (5.94m x 3.78m)  
A light and spacious room with two upvc double glazed windows to rear, upvc double glazed coloured glass window to side, 2 velux roof windows, one of which is mains powered, ceiling coving, television point, upvc double glazed French doors to rear, underfloor heating.

**GUEST CLOAKROOM** 6' 5" x 4' 0" (1.95m x 1.22m)  
Upvc double glazed obscure window to side, modern fitted suite comprising close coupled w.c., vanity wash hand basin, tiled flooring with underfloor heating.

### FIRST FLOOR ACCOMMODATION

#### FIRST FLOOR LANDING

Doors to bedrooms and family bathroom, stairs rising to second floor accommodation.

**BEDROOM ONE** 12' 5" x 8' 8" (3.78m x 2.64m)  
Two upvc double glazed windows to rear, radiator.



**BEDROOM TWO** 12' 5" x 8' 6" (3.78m x 2.59m) Max 'L' Shaped  
Two upvc double glazed windows to front, radiator.

**FAMILY BATHROOM** 7' 3" x 6' 0" (2.21m x 1.83m)  
Upvc double glazed obscure window to side, modern fitted suite comprising concealed cistern, vanity wash hand basin, panelled 'P' shaped bath with shower over and glass screen, tiled surrounds, ladder style chrome towel radiator, inset spot lights.

### SECOND FLOOR ACCOMMODATION

#### SECOND FLOOR LANDING

Large storage cupboard housing Worcester Bosch combi boiler (Fitted July 2022), door to master suite.



**BEDROOM THREE** 10' 10" x 9' 1" (3.30m x 2.77m)  
Upvc double glazed window to rear, built in wardrobe, eaves storage, radiator, door to en-suite.

**EN-SUITE** 5' 3" x 4' 11" (1.60m x 1.50m)  
Upvc double glazed obscure window to front, modern fitted suite comprising close coupled w.c., vanity wash hand basin, fully tiled shower cubicle, tiled surrounds, tiled floor.

### EXTERNALLY

#### DRIVEWAY PARKING

Blocked paved driveway to front providing parking for two vehicles.

#### REAR GARDEN

The fully enclosed private and secluded rear garden backs onto woodland and enjoys a southerly facing aspect. Being low maintenance, the garden provides a tranquil setting, ideal for relaxing and entertaining and has a gated side access, shed and outside tap.

