



34, York Road, Calne, SN11 8FW

**Guide Price £425,000**

**richard james**

Village & Country Homes

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## York Road

Calne

Freehold



Nestled within the sought-after Redrow development in the historic market town of Calne, this detached four-bedroom home forms part of Redrow Homes' Heritage Selection and offers generous living and sleeping accommodation, a garage, a bespoke outdoor office, and a beautifully landscaped rear garden.

The property is well-presented throughout, featuring a bright entrance hallway, a spacious guest cloakroom, and a living room with a charming bay window. The heart of the home is the impressive kitchen, complete with integrated Smeg appliances, seamlessly flowing into the dining and family area, complemented by a utility room.

Upstairs, the master bedroom boasts fitted wardrobes and an en-suite bathroom, accompanied by three additional double bedrooms and a family bathroom featuring an airing cupboard for additional storage.

Externally, a wide tarmac driveway runs along the side of the property, leading to the garage and comfortably accommodating two large vehicles, with gated access opening into the rear garden. The large rear garden enjoys a desirable southerly aspect and offers additional access into the garage, as well as a garden office, providing a perfect blend of leisure and work-from-home flexibility. The development itself benefits from a number of visitor parking spaces and areas of parkland for residents to enjoy.

Calne is a town rich in heritage, surrounded by idyllic countryside and offering a variety of amenities, including cafes, shops, a microbrewery, and traditional country pubs. The town boasts a selection of schools, healthcare facilities, and leisure centres with swimming pools and fitness suites. Enthusiasts will appreciate the vibrant local community, including football, rugby, cricket, and tennis clubs, as well as active cycling and running groups.

Welcome Home...

Agent's Note: We have been advised there is an annual estate charge for the upkeep of communal areas, which is approximately £200 per annum, payable to Anthem Management Limited.









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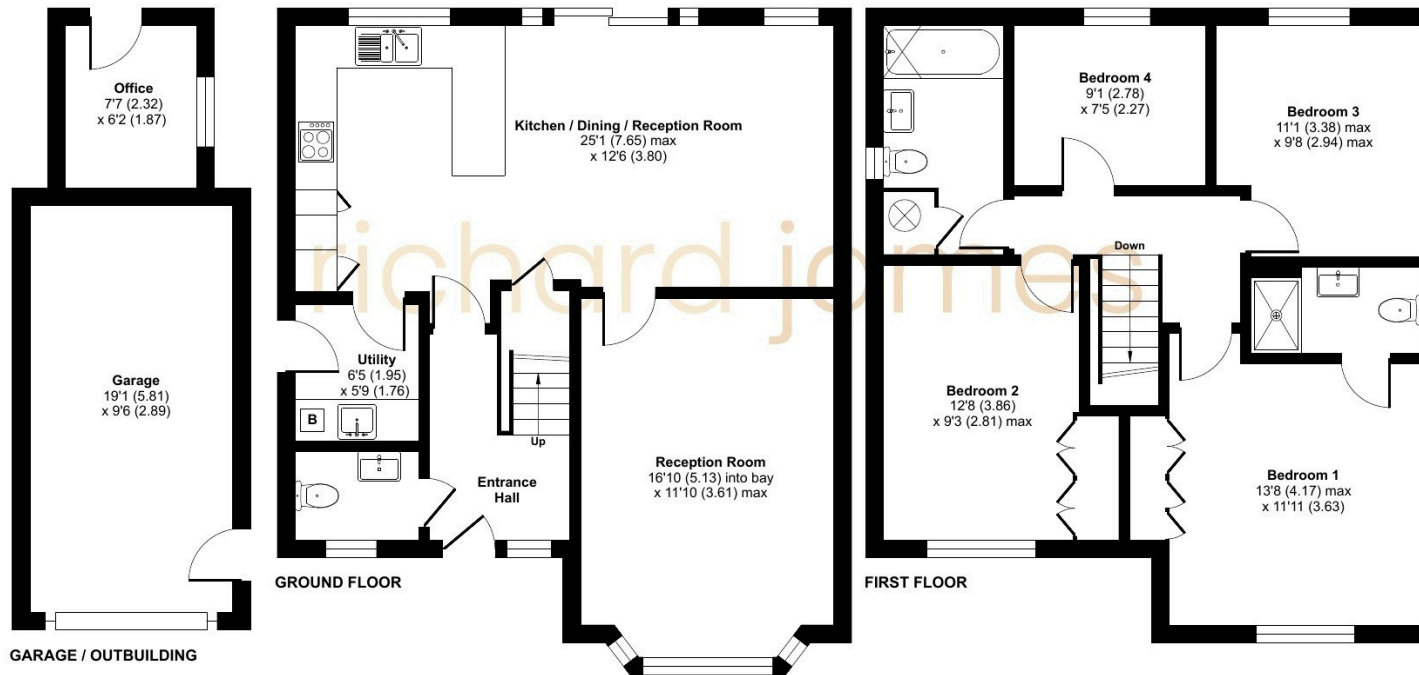
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# Floorplan

Approximate Area = 1322 sq ft / 122.8 sq m  
Garage = 181 sq ft / 16.8 sq m  
Outbuilding = 47 sq ft / 4.4 sq m  
Total = 1550 sq ft / 144 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). © nrichcom 2025. Produced for Richard James Estate Agents Ltd. REF: 1230084

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