



3 Bedroom  
Family Home  
in Yatesbury,  
near Calne

£1,800 Per Month

4 Nolands Road  
Yatesbury  
Calne  
SN11 8YB



Victoria Allman  
lettings

- Superb 3 bedroom family home over three floors
- Countryside location near Calne
- Attractive living room with woodburning stove
- Kitchen/breakfast room with Rangemaster range cooker
- Large conservatory & private rear garden
- Off-street parking for 4 cars
- Council Tax Band C (Wiltshire)
- EPC Rating E
- Available unfurnished or furnished from September



3



1



2



E

## SUMMARY

A superb three bedroom semi-detached house set over three floors in the peaceful village of Yatesbury, near Calne.

This property would suit a family or professional couple looking to enjoy the surrounding Wiltshire countryside, whilst also making use of the excellent amenities provided in nearby Calne, Chippenham, Devizes and Marlborough.

Available on a long-term let from September, furnished or unfurnished.



## DESCRIPTION

4 Nolands Road is a well-presented three bedroom semi-detached house arranged over three floors in the quiet Wiltshire village of Yatesbury, close to Calne.

The entrance hall leads through to an attractive living room with a woodburning stove, setting the tone for the rest of the home. The kitchen/breakfast room is well fitted with plenty of cupboard space and an impressive Rangemaster range cooker, and looks out over the back garden. A large conservatory sits just off the kitchen, with double doors opening directly onto the garden — a lovely spot for morning coffee or evening drinks. Upstairs, the first floor offers two double bedrooms and a striking newly-fitted family bathroom with a shower over the bath, while the second floor is given over entirely to a further bedroom.

Outside, the fully enclosed rear garden combines stone chippings and lawn with a well-kept raised flower bed, looking out to open fields beyond. To the front, a gravelled drive provides off-street parking for up to four cars.

## SITUATION

Yatesbury is a small, peaceful village on the edge of the Marlborough Downs, within the North Wessex Downs Area of Outstanding Natural Beauty. Despite its rural setting, it is well placed for the nearby towns of Calne, Devizes, Chippenham and Marlborough, each offering comprehensive shopping and amenities.

Just 5 miles away, Calne is a busy and historic market town, nestled in the Wiltshire countryside. There is a broad mix of independent shops and supermarkets, traditional pubs and restaurants, and good sports and recreation facilities for all ages, while the surrounding countryside is ideal for scenic walks. History and landscape lovers are especially well served, with the Cherhill White Horse, Avebury stone circle and the Ridgeway all within easy reach. The well-regarded Cherhill Primary School serves the village, with a good choice of alternative primary schools in Calne, while secondary pupils typically attend Kingsbury Green Academy, which has its own sixth form.

Road links are good via the A3102 and A4, with nearby rail links available from Chippenham station into Bath, Bristol and London.



## DIRECTIONS

Travel south east out of Calne on the A4 for around 4 miles, passing through Quemerford and Cherhill. Turn left off the A4, following the signs for Yatesbury. Follow the road for around one mile, then bear slightly left on Nolands Road, following the sign for Nolands. 4 Nolands Road is located on the right hand side.

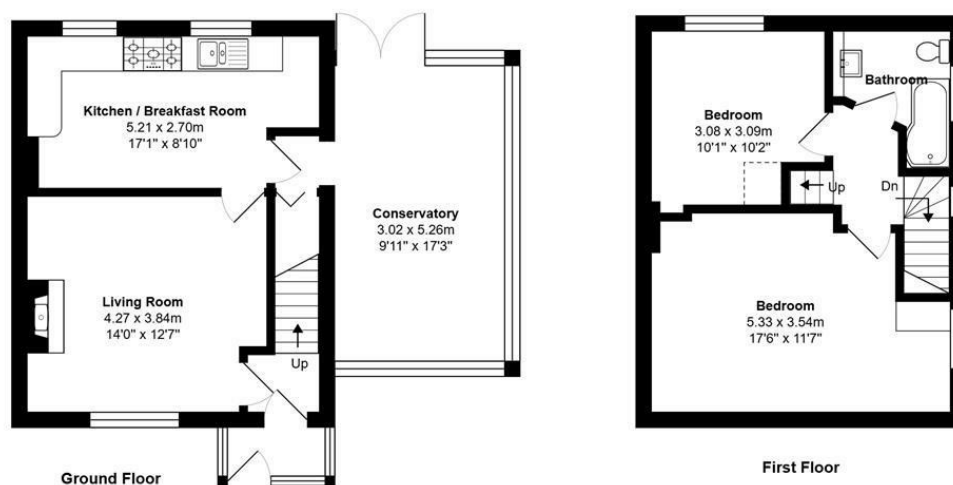
Postcode: SN11 8YB

What3Words:  
///encounter.hindered.snips

## CONTACT

lettings@victoriaallman.co.uk  
01666 338866

[www.victoriaallman.co.uk](http://www.victoriaallman.co.uk)

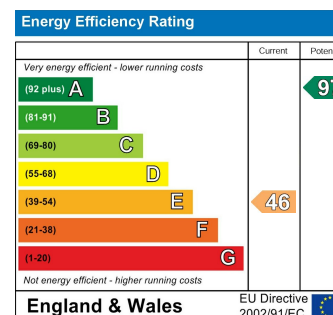


Total Area: 102.7 m<sup>2</sup> ... 1105 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## REQUIRED INFORMATION

We understand the property has mains electricity, water, mains drainage, and oil-fired central heating. Standard broadband is available in this area; mobile coverage is classed as good outdoors and variable in-home – please check the Ofcom website for more information. We are not aware of any issues of potential impact including building safety, planning permission or proposed developments, flood risk, and other restrictions.



**Victoria Allman**  
lettings