



Asking Price £325,000 Leasehold

2 Bedroom, Apartment - Retirement

8, Orchard Lodge The Pippin, Calne, Wiltshire, SN11 8RN



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Orchard Lodge

Orchard Lodge is a beautiful development of 39 one and two bedroom apartments ideally located at the heart of the historic market town of Calne.

Enjoy a walk from Calne Pocket Park through the history and heritage of the town taking in some highlights including St Mary's Church, Calne Castle, Wiltshire & Berkshire Canal and some contemporary sculpture installations.

The thriving shopping area has a selection of national retailers as well as many specialist retailers, cafés and restaurants in the Heritage Quarter in Church Street and St Mary's Courtyard.

A number of beautiful locations can be found in and around Calne, offering relaxing places for a walk or a day out with the family. The Bowood Estate has been home to the Lansdowne Family since 1754 and is set in beautiful 'Capability Brown' parkland. The estate includes the historic House & Gardens, an arboretum, a café as well as a Hotel, Spa & Golf Resort.

With transport links on hand to Bath & Swindon via the M4 or further afield to London via Chippenham Railway Station, Orchard Lodge has everything nearby, with ample opportunities to travel further afield if you desire. However you choose to explore the local area, there are plenty of opportunities to spend more time with the ones who mean the most.

The Lodge Manager is on hand throughout the day to support the Owners and keep the development in perfect shape as well as arranging many regular events in the Owners' Lounge from coffee mornings to games afternoons.

A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use the Guest Suites at all Churchill Living developments across the country. Prices are available from the Lodge Manager.

Orchard Lodge has been designed with safety and security at the forefront, the apartment has an emergency Careline system installed, monitored by the onsite Lodge Manager during the day and 24 hours, 365 days a year by the Careline team. A Careline integrated intruder alarm, secure video entry system and sophisticated fire and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind.

Orchard Lodge is managed by the award winning Churchill Estates Management, working closely with Churchill Living and Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every lodge and owner.

Orchard Lodge requires at least one apartment Owner to be over the age of 60 with any second Owner over the age of 55.



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Property Overview

****TWO BEDROOM UPPER GROUND FLOOR RETIREMENT APARTMENT WITH BALCONY****

Situated in a fantastic Southerly facing position in the development is this delightful two bedroom apartment which benefits from it's own private balcony. The property provides spacious accommodation and is presented in very good order throughout.

The Living Room offers ample space for living and dining room furniture and benefits from a feature electric fire with attractive surround. A French door opens to a balcony and windows provide lots of natural light.

The Kitchen offers a range of modern eye and base level units with working surfaces over and tiled splashbacks. There is a built in waist-height oven, 4 ring electric hob, washer/dryer, fridge and frost-free freezer. A window provides light and ventilation.

Bedroom One is a generous double with a built-in wardrobe. There is plenty of space for additional furniture if required and a window keeps this lovely bedroom bright and light.

Bedroom Two is another good-sized double room with a built-in mirrored wardrobe. This room is currently being used as a separate Dining Room but could also be used as a separate Living Room, Study or Hobby Room.

The Shower Room offers a walk in shower with handrail, a WC, wash hand basin with vanity unit beneath and a heated towel rail.

A separate WC is located off the Hallway and offers a WC, wash hand basin and a heated towel rail.

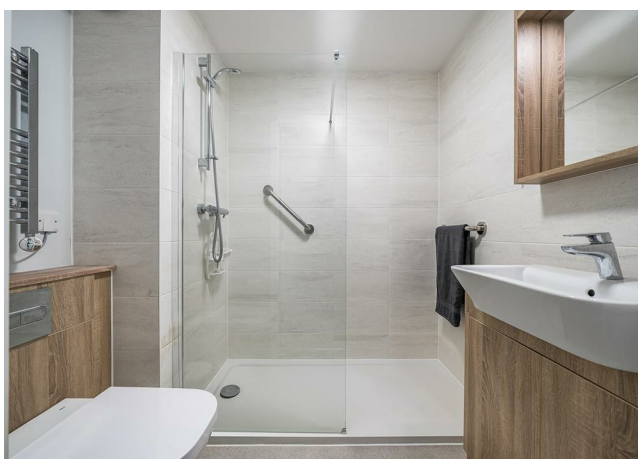
Perfectly complimenting this wonderful apartment is a useful storage cupboard located in the hallway.

This apartment simply must be viewed!



Features

- Two bedroom upper ground floor apartment with balcony
- Modern fitted kitchen with integrated appliances
- Lodge Manager available 5 days a week
- Owners' Lounge & coffee bar with regular social events
- 24 hour Careline system for safety and security
- Close to the town centre & excellent transport links
- Owners' private car park
- Lift to all floors
- A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use the Guest Suites at all Churchill Living developments across the country



Key Information

Service Charge (Year ending 30th November 2026)
£4,548.39 per annum.

Ground rent is not charged at this Development.

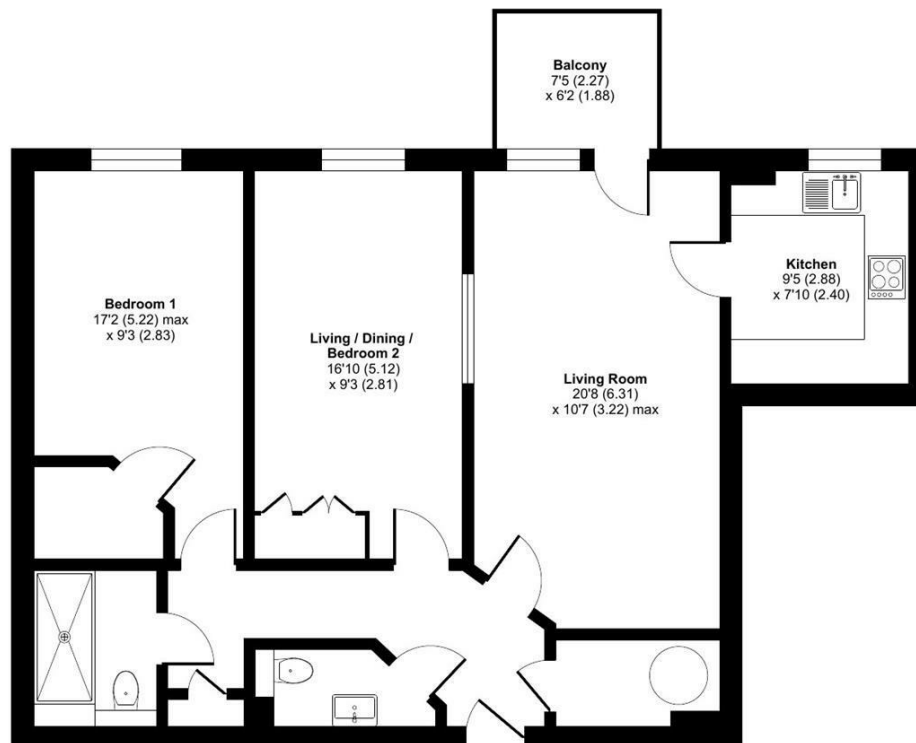
Council Tax Band C

999 year Lease commencing 2023

Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management.

Service charges include: Careline system, buildings insurance, water and sewerage rates, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund.

Approximate Area = 828 sq ft / 76.9 sq m
For identification only - Not to scale



EPC Rating: B

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nclhecom 2025. Produced for Churchill Sales & Lettings Limited. REF: 1381805

DESCRIPTION Measurements are approximate and some may be maximum on irregular walls.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents. All relevant documentation pertaining to this property should be checked with your legal advisor before exchanging contracts.

Property Particulars Disclaimer: These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations, 2008. Nor do they constitute a contract, part of a contract or a warranty.



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