

OVER
30
YEARS OF
MOVING
PEOPLE

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ESTATE AGENTS



The Green, Calne SN11 8DG

Guide price £575,000

Atwell Martin are delighted to present to the market Kingsbury Hall, The Green, Calne.

Kingsbury Hall is a Grade II listed family home filled with history, located on the well regarded Green. The Green is in the perfect location of historic buildings, tucked away slightly adjacent to the market town of Calne. With a peaceful outlook away from the hustle and bustle properties on The Green are well sought after and often offer a mixture of modern living with historic walls.

Kingsbury Hall is no exception to this with ample living space provided over three floors making it the perfect family home which would suit multi-generational living with ease. The property holds a homely feel whilst still being respectful of its character through its individual features.

Situation

Calne, the 'Town of Discovery' is situated in the heart of the Wiltshire countryside. The town retains many buildings of historical interest, including St Marys, a beautiful example of a 12th Century Parish Church. Modern day Calne benefits from a weekly market and various sports and leisure facilities. There is also a selection of shops and supermarkets, a library, public and private schooling for all ages. Just outside the town is the village of Cherhill, here you will find Wiltshire's most dramatic White Horse carved on the chalk hillside below an ironage fort. A short drive away are the UNESCO World Heritage Sites of Avebury, Silbury Hill, Stonehenge, Lacock Abbey and the Georgian City of Bath. A couple of miles away is Bowood House with beautiful gardens and luxury Hotel, Spa and Golf Resort.

There is good access to Bristol, Bath and Swindon thanks to the A4 and M4 and in the nearby town of Chippenham there is an excellent mainline service to London for commuters.





Accommodation

Double wooden doors bring you into the covered entrance porch with tiled flooring, there is plenty of space for shoes and coats on the accommodating walls. Doorway to garden and entrance to the main property, leads you onto the middle floor. The light and spacious entrance hall provides an abundance of space and is the perfect spot to settle down with a good book while looking out to the garden. Stairs provide access upstairs as well as down and a doorway brings you through to the dual aspect living room which has plentiful space for the whole family to unwind.

To the lower floor you are welcomed into a bright and modern kitchen which houses a variety of base units with space for a Rangemaster oven and fridge freezer. There is a built in dishwasher, freestanding island unit providing additional storage and counter workspace. Separate utility room with space for a washing machine and tumble dryer as well as the lower floors wc. The dining room is in close proximity making serving up for the family a breeze, and with the adjacent sunroom there is plenty of room for dinner parties.

The upper floor is home to the two original bedrooms, both of good size with ample space for double beds as well as both being dual aspect allowing the natural light to flood the property. Three piece family shower room which has recently been modernised with a feature mosaic tiled wall.

The top floor is consumed in its entirety by the main bedroom with exposed wooden beams, dual aspect approach, a built in wardrobe and the all important ensuite bathroom with views of St Marys Church.

Grounds

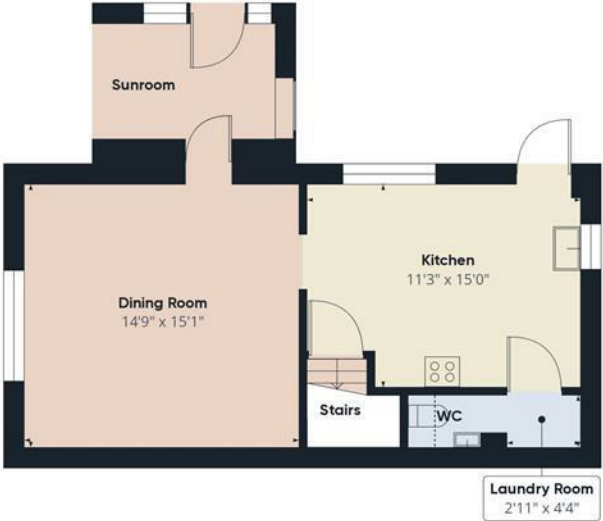
Access to the front of the property is via a public footpath tucked away in the idyllic position behind St Marys Anglican Church and therefore has pleasant views of the Church grounds. The rear garden is real oasis of peace with a private courtyard, predominantly paved with a multitude of borders well stocked with various plants and shrubs.







Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Current	Target	Notes	Current	Target	Notes
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
92-100	A		10-15	A	
81-91	B		16-25	B	
69-80	C		26-35	C	
58-68	D		36-45	D	
47-57	E		46-55	E	
35-46	F		56-65	F	
23-34	G		66-75	G	
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



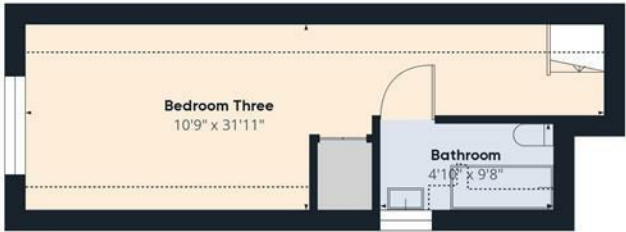
Floor 0



Floor 1



Floor 2



Floor 3

Approximate total area⁽¹⁾
1717.71 ft²
Reduced headroom
72.69 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
Calculations are based on RICS IPMS 3C standard.



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The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.