



📍 Priory Villas, 5 New Road, Calne, SN11 0JJ

🔗 Offers In Excess Of £550,000

An impressive five bedroom, four reception room, three bathroom, bay-fronted Victorian semi-detached villa occupying a prime position overlooking the River Marden in the heritage quarter of this historic market town of Calne.

- Substantial & Impressive Bay-Fronted Victorian Villa
- Perfect Blend of Character & Modern Accommodation
- Spacious & Highly Flexible Living Arrangements
- Five Bedrooms, Two En-Suites
- High-Specification Kitchen with Island
- Four Reception Rooms
- Functional Cellar
- Fully Landscaped Rear Garden with Newly Appointed Patio, Lawn and Sleepers
- Planning Permission Granted for High-Quality Turntable Driveway
- Superb Location in Heritage Quarter of Town Centre

🏡 Freehold

🏠 EPC Rating D



An imposing and impressive, bay-fronted, Victorian semi-detached villa occupying a prime position overlooking the River Marden in the heritage quarter of the market town Calne. Priory Villas offers circa 2500 sq ft of house, and perfectly amalgamates charming period features with modern accommodation, which is both extremely spacious and highly versatile.

The internal living arrangements can be found over four levels, and briefly comprises; recessed entrance porch, entrance hall, elegant bay fronted sitting room with feature fireplace, dining room with further fireplace and French doors to rear patio area, utility cupboard, stunning contemporary kitchen / breakfast room with island and integrated appliances, bedroom and en-suite bathroom, to the ground floor. A functional and very useful cellar on the lower ground floor, can be accessed from the ground level hall way.

There are four further bedrooms on the first floor, including the principal bedroom with feature fireplace, and a Jack and Jill shower room. On the fourth and final level, there is a large 24 ft family room, which also has the potential to be an additional bedroom, with a study and shower room completing the accommodation on that level.

Externally there is a fully landscaped rear garden with newly appointed patio, lawn and sleepers. To the front is a further garden, however planning permission has been granted for a high-quality turntable driveway (Planning Application: PL/2023/09256).

Further benefits include a newly appointed Vaillant Ecotec IQ 843 combination boiler (August 2021) with 10-year warranty; and electrical checks and upgrade (September 2021).

#### Situation

Calne provides a comprehensive range of amenities including a choice of shops and supermarkets, public library, churches and schooling for all age groups. Calne is an expanding North Wiltshire town within easy travelling distance of nearby larger centres which include Chippenham (6 miles) and Swindon (18 miles). Junctions 16 and 17 of the M4 Motorway are both easily accessible from the town, whilst a mainline railway station at Chippenham provides regular services to London Paddington. For those with recreational interests there are golf courses at North Wilts and Bowood, riding at Hampsley Hollow and fishing and walks at Blackland Lakes. There are also the archaeological sites of Avebury Stone Circle, Kennet Long Barrow and Silbury Hill within easy travelling distance.

#### Property Information

Council Tax Band; D

Freehold

Mains gas, electricity, water and drainage

Gas Central Heating

EPC Rating; D



# New Road, Calne, SN11

Approximate Area = 2443 sq ft / 226.9 sq m

Limited Use Area(s) = 24 sq ft / 2.2 sq m

Total = 2467 sq ft / 229.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Strakers. REF: 1163667

Disclaimer 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. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.