





📍 Adam House, 13 The Green, Calne, SN11 8DG

🏠 Price Guide £895,000

Rare to the market is this exceptional six / seven bedroom semi-detached, Grade II\* Listed family home, superbly positioned fronting onto Calne's historic green within the heritage quarters of the popular town. Adam House extends to circa 4500 sq ft, occupies a circa 0.45 acre plot, which borders the River Marden to the rear, and benefits from a double garage and driveway parking.

- Substantial Six / Seven Bedroom Home
- Circa 0.45 Acre Plot
- Over 4700 sq ft of Accommodation
- Grade II\* Listed, Conservation Area
- Extremely Spacious, Highly Versatile Living Arrangements
- Exceptionally Charming Character Throughout
- Cellar & Attic Room
- Double Garage & Driveway
- Substantial, Private Rear Garden with Elevated Terrace
- Position over Historical Green

🏡 Freehold

🏠 EPC Rating





Adam House is a truly special six / seven bedroom, Grade II\* Listed, semi-detached house, fronting onto Calne's historical green within the towns heritage quarters. The property perfectly combines significant, extensive accommodation, measuring at over 4700 sq ft, with large, private gardens, occupying a circa 0.45 acre plot. This wonderful home combines charming character features, with modern accommodation, whilst still offering exceptional scope to improve and allow the next lucky owner to put their own stamp on it.

The accommodation is arranged over multiple levels, and briefly comprises; large welcoming entrance hall, family room, and dining room, on the ground floor. On the lower ground level is the lovely kitchen / breakfast room complete with island and aga, principal sitting room, and cloakroom. There is also access down into the cellar, which provides great storage space currently, however offers potential for conversion subject to the necessary consents. On the first level, are five double bedrooms, one further large single bedroom, the family bathroom, and a further shower room. On the upper first level is a further bedroom, and finally the attic room can be found on the second level.

Externally the property benefits from a large private rear garden, with borders the River Marden to the rear, and is laid predominantly to lawn, with a lovely elevated patio seating terrace. There is also an outside store. To the front is off-road driveway parking for multiple vehicles, and a double garage.

#### **Situation**

The property is located within Calne's heritage quarters, and fronts onto it's historic green. Calne itself 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; G

Freehold

Grade II\* Listed

Mains Gas, Electricity, Water and Drainage

Gas Central Heating

EPC Rating; Exempt





# The Green, Calne, SN11

Approximate Area = 4715 sq ft / 438 sq m

Limited Use Area(s) = 108 sq ft / 10 sq m

Garage = 259 sq ft / 24 sq m

Total = 5082 sq ft / 472 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). © nitchecom 2025. Produced for Strakers. REF: 1271065

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