





📍 Downwind, Hilmarton, Calne, Wiltshire, SN11 8RZ

💷 £750,000

Downwind is a beautiful four bedroom detached family home, dating back to the early 20th century, and occupying a circa 0.35 acre plot, bordering agricultural land. The property benefits from private, established gardens, two fantastic outbuildings (home gym and studio / family room), oak-framed double car port and large driveway.

- Most Attractive Early Twentieth Century Home
- Circa 0.35 Acre Plot
- Stylish & Versatile Living Arrangements
- Four Double Bedrooms
- Four Reception Rooms
- En-Suite Shower Room & Large Family Bathroom
- Two Large Outbuildings (Gym & Studio / Family Room)
- Oak-Framed Double Car Port & Large Driveway
- Private & Established Gardens
- Views Over Neighbouring Agricultural Land

🏡 Freehold

🏠 EPC Rating E





Downwind is a most attractive, four bedroom detached family home, dating back to the early twentieth century, which has been tastefully renovated and sympathetically improved to create a spacious, versatile and high-quality family home, occupying a circa 0.35acre plot. Formerly two properties knocked through into one, this wonderful property now has all the benefits and convenience of modern day living, whilst perfectly complementing the original charm and character features, such as exposed walls and flooring.

The accommodation is arranged over two levels, and briefly comprises; entrance porch, entrance hall, large dual-aspect L-shaped sitting room, with open fireplace, dual aspect dining room, bespoke fitted kitchen with central breakfast island, sleek granite worktops and a cream coloured AGA (disconnected). There is a lovely snug which leads through to the beautifully appointed oak framed garden room, which overlooks both the garden and neighbouring fields, cloakroom, utility room and pantry, to the ground level.

The first floor comprises of four double bedrooms, including the principal bedroom, which benefits from sizeable en-suite shower room with his and hers sinks and bidet. The Family bathroom is well-proportioned, and benefits from a five piece suite, including corner bath and separate shower, A particular feature of the first floor is the beautiful views.

Externally there are wrap around gardens to three sides, and within them are two beautifully constructed multi-functional outbuildings, which are currently being used as a fully equipped gym and as a studio / family room. There is an oak framed double car port. and large driveway for multiple vehicles. The gardens are private and fully established, stocked with a variety of trees, plants and shrubs, and back onto open farmland to the rear. There are a variety of seating areas hidden away to take in the views, of particular note is the decked terrace off the studio which makes a lovely BBQ spot.

**Situation**

Downwind is situated on the A3102, just south of the village Hilmarton. Hilmarton is a pretty village within easy reach of numerous amenities including the towns of Royal Wootton Bassett, Calne and Chippenham. The village has excellent local schooling, church and countryside walks. A more comprehensive range of amenities can be found in the towns of Marlborough (c. 10 miles), Devizes (c 6 miles) and Calne (c. 3 miles). Also within easy reach is the market town of Chippenham which has a mainline railway station (London Paddington - 1hr), Pewsey train station (London Paddington - 1hr) both within and excellent access to the motorway at Junction 17 & 16.

**Property Information**

Council Tax Band; G

Freehold

Mains Electricity & Water

Private Sewerage

Oil Fired Central Heating

EPC Rating; E



## Downwind, Hilmarton, Calne, SN11

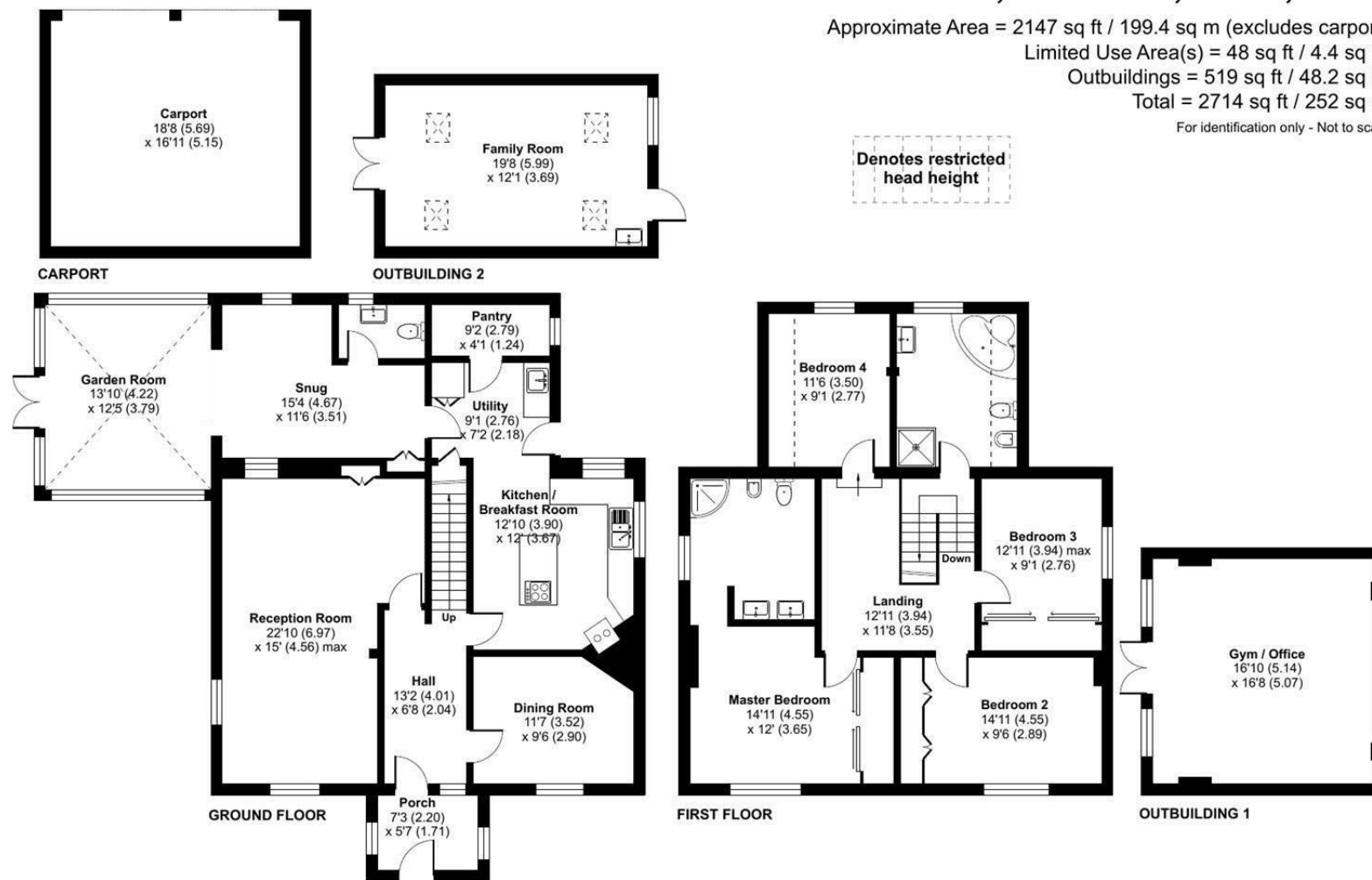
Approximate Area = 2147 sq ft / 199.4 sq m (excludes carport)

Limited Use Area(s) = 48 sq ft / 4.4 sq m

Outbuildings = 519 sq ft / 48.2 sq m

Total = 2714 sq ft / 252 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: 1315807

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