



Cricketers Rest

Quemerford Gate, Calne, Wiltshire



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Stylish barn conversion with annexe,
paddocks and lake.

Hall | Sitting/dining room | Kitchen/breakfast room with Aga and larder | Study | Utility/boot room | Cloakroom

Principal bedroom with bathroom, shower and walk-in wardrobes
Three further ground floor bedrooms with separate shower room and bathroom

Self-contained annexe comprising sitting/dining room, kitchen, bedroom, dressing room and bathroom

Stabling, paddocks and field shelter | Lake and gardens

In all about 9.84 acres

Calne 3 miles, Marlborough 12 miles, Chippenham 9 miles (London Paddington from 63 minutes),
Swindon 16 miles (London Paddington from 47 minutes), M4 J16 14 miles
(All distances and times are approximate)



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Annexe



Annexe



Situation

Cricketers Rest is situated in Quemerford Gate, a small hamlet on the edge of Calne with wonderful views towards The Lansdowne Monument (Cherhill Monument) and The Cherhill White Horse.

Calne provides excellent day to day shopping with Tesco and Sainsbury's supermarkets. The popular market town of Marlborough lies to the east and provides further shopping as well as many coffee shops and interesting boutiques.

The property is well placed for communication links and lies approximately 14 miles from junction 16 of the M4, which provides fast access to the A34/M40, central London and Bristol. Regular trains run from Chippenham and Swindon.

There are many well regarded schools in the area including St Margaret's and St Mary's Calne, Dauntsey's and Marlborough College. There are also good primary and secondary schools in Calne.

Bowood House, a short distance away, has an eighteen hole golf course and a popular childrens' adventure playground.

The Property

Cricketers Rest is a fantastic barn conversion which was extended about 18 months ago. The original conversion took place in 2000 and was completed to a high standard creating a light and well-presented home.

The hall leads into a double-aspect sitting/dining room with exposed beams.

There is a well-appointed kitchen/breakfast room with Aga, stone floor and larder leading to large utility/boot room with cloakroom.

The main first floor bedroom has a bathroom with shower and two walk-in wardrobes.





There are three further bedrooms, a shower room and bathroom on the ground floor together with study that could be used as an occasional bedroom.

Adjacent to the barn is fantastic one bedroom annexe providing excellent family accommodation or it has potential to be let to provide income.

Outside

The property owns a shared access over a quiet lane which lead to a five-bar gate and gravelled drive which provides ample parking for numerous cars.

There is an impressive Jon Williams stable block with four loose boxes, a hay store, wash down area, tack room and small turnout pen.

The barn overlooks four fenced paddocks with water, which provide excellent grazing and views over to Cherhill Monument.

Beyond the paddocks is a dilapidated former cricket pavilion and a wonderfully secluded lake with a woodland path around the edge.

The garden extends around the barn and is mainly laid to lawn with a variety of beds and shrubs. There is a sheltered terrace together with a shed, raised beds and a well.

A footpath runs outside the western boundary of the property and crosses the property near the lake.

Accommodation

See floor plans.

Services

Mains water, electricity and drainage. Oil heating (Barn and Annexe) and oil Aga in Barn. Solar panels on Annexe.

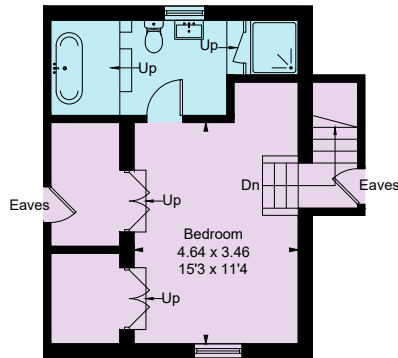


Approximate Floor Area = 220.7 sq m / 2,376 sq ft

Annexe = 85.6 sq m / 921 sq ft

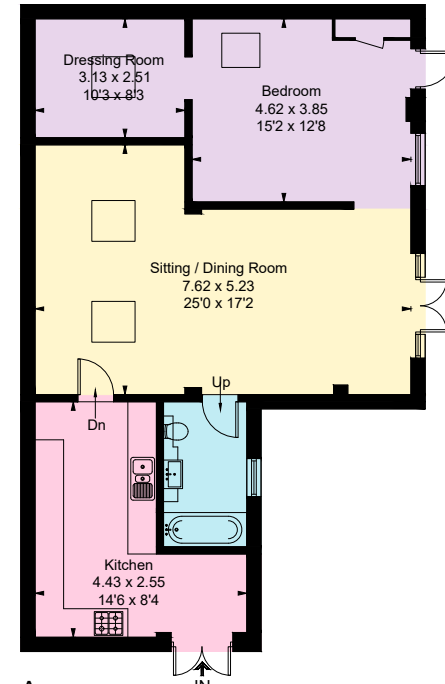
Total = 306.3 sq m / 3,297 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars



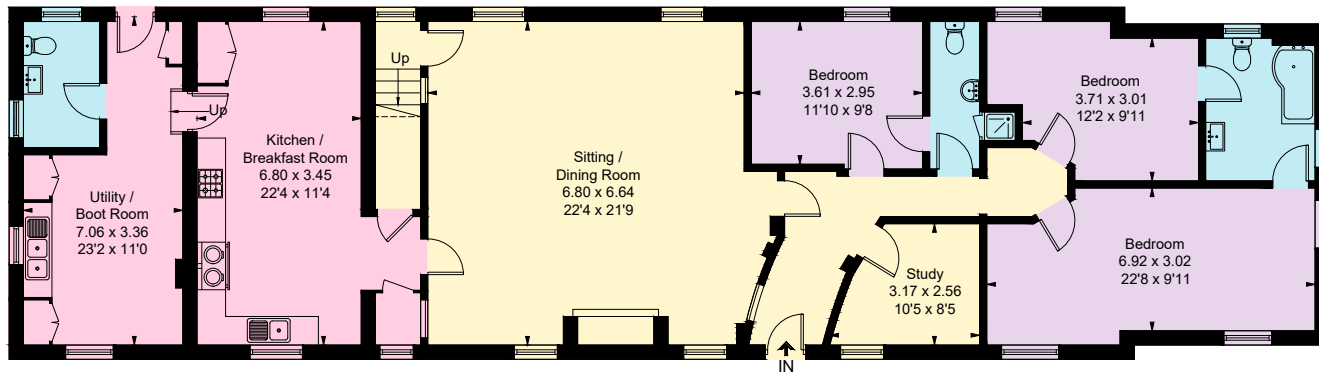
First Floor

[] = Reduced head height below 1.5m



Annexe

(Not Shown In Actual Location / Orientation)



Ground Floor



Connecting people & property, perfectly.

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