



Castle House, Calne
Price Guide £200,000



A glorious apartment arranged over two floors, with its own private garden and parking. The home enjoys views and access over wonderful manicured grounds and the building has an impressive Grade II Listed facade.

The living room is 17'9 x 15'6 (5.41m x 4.72m) with under floor heating and bespoke built shutters plus period style storage. There is a fitted breakfast kitchen of 11'7 x 9'7 (3.53m x 2.92m). There are two double bedrooms with the main being 17'1 x 9'3 (5.21m x 2.82m) that also features bespoke built shutters. These are complemented by a large bathroom and a guest ensuite. The property has two entrances, a private entrance or more formally through communal entrance halls. An ideal permanent home, pied-a-terre or holiday residence.



INTRODUCTION

The home forms part of an apartment development placed in the 'Heritage Quarter' Old Calne. Placed on the hill above the town where it is said a former Castle stood. Countryside and country walks are literally on the doorstep. The development has kept the Historic Grade II listed facade and the communal grounds add to the period feel of the development.

A short walk takes you the centre of the town which offers numerous facilities and the River Marden. Calne is renowned for the discovery of Oxygen and the birthplace of Wiltshire Ham. This county town has a Norman Church, wonderful Merchants Green and is surrounded by some of the most attractive countryside Wiltshire has to offer.

ACCESS & AREAS CLOSE BY

Calne is surrounded by some of the most beautiful countryside that Wiltshire has to offer. The A4 offers routes westerly to Bowood/Derry Hill, Chippenham, Bath and the M4 westbound. To the north is Lyneham, Royal Wootton Bassett, Swindon and the M4 eastbound to London. Easterly along the A4 you will come to the Cherhill White Horse, Historic Avebury, Silbury Hill and then onto Marlborough. On the doorstep is the No 55 Bus offers a regular service connecting the train stations of Chippenham and Swindon plus taking in the villages in-between.

COMMUNAL HALLS

As you enter Castle House you are greeted by an impressive communal hall that is fitting for a high class apartment. From here you can access the apartment entrance door. A lift takes you to the upper levels and there is a phone entry system.

THE APARTMENT

Outlined as follows;

ENTRANCE HALL

14'8 x 5'2 (4.47m x 1.57m)

The hall has wide openings to the living room and the breakfast kitchen. The hall widens at one end to offer an area for display furniture or study. Stairs rise up to the first floor. There is a window to the side with shutters and the feature of underfloor heating.

BREAKFAST KITCHEN

11'7 x 9'7 (3.53m x 2.92m)

The room is arranged to offer space for a breakfast table and chairs. This area is positioned next to a large sash window that offers a view over the landscaped gardens. There are a selection of fitted wall and floor cabinets with work surfaces.

These include glass fronted display, under cabinet lighting and display shelving. Inset is a double oven and hob with a stainless steel chimney hood over. Space has been allowed for a fridge freezer and a washing machine. Inset one and a half sink and drainer. Tile finishes. There is the feature of under floor heating.

LIVING ROOM

17'9 x 15'6 including storage (5.41m x 4.72m including storage)

A triple aspect room that has room for numerous sofas, further lounge furniture and an area ideal for a dining room table and chairs. A great feature are two large sash windows that look out over the apartment garden and to the landscaped grounds beyond. Across one wall is a set of period style storage cabinets - eight doors. Two further central doors open to reveal a glazed door that opens out to the parking area and gives quick access to the gardens. There is a further window to the rear with deep sill for display. There is the feature of under floor heating.

FIRST FLOOR LANDING

Doors give access to the bedrooms and bathroom. There is space for display furniture.

MASTER BEDROOM

17'1 x 9'3 (5.21m x 2.82m)

This room has a lovely dual aspect. There are three sash windows to one side and a further window to the rear with a deep sill for display. The bedroom offers space for a super-king bed and cabinets to one side of the room. On the other side of the room are built in wardrobes and space for further bedroom furniture.

MAIN BATHROOM

8'3 x 7' (2.51m x 2.13m)

The suite has a wash basin and a water closet. There is also a shaped panel enclosed bath with a shower over and a shower screen. Tile finishes and a chrome towel rail radiator. Extractor fan and shelf display.

BEDROOM TWO

12' x 9'7 (3.66m x 2.92m)

This guest bedroom offers space for a double bed and further furniture. There is a window with deep sill for display and window shutters. Built in wardrobe and high level store cabinets. Access to the en-suite. Wall lights.

GUEST EN-SUITE

8'6 x 4' (2.59m x 1.22m)

Water closet, wash basin and a shower cubicle. Tile finishes and extractor fan. Towel rail radiator.

PRIVATE GARDEN

Adjacent to the home is a private lawn garden area edged by lawn. From the garden you look over and step out onto the landscaped communal garden.

PRIVATE PARKING

the residents enjoy allocated parking for each apartment. The home has the advantage of having a generous parking space adjacent to the apartment.

COMMUNAL GARDEN

The development enjoys very impressive landscaped communal grounds in keeping with the period feel. Flat lawns and manicured ornamental trees give a lovely visual impact. A gravel pathway runs centrally to the end of the garden where there is seating and a stone bird bath- a lovely retreat viewing back towards the period facade..



