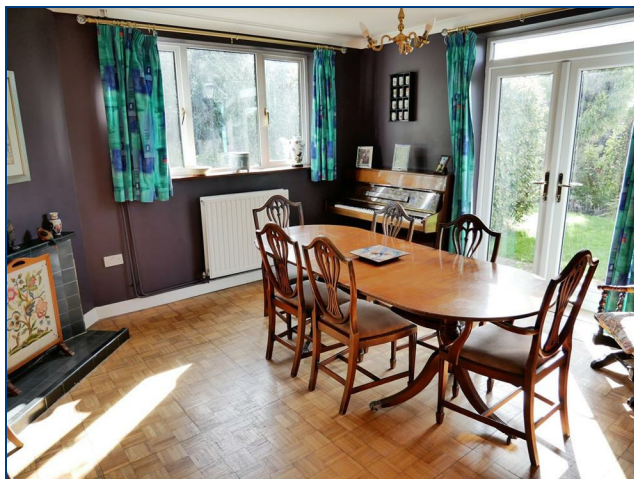




Hilmarton, Calne
£715,000



NO CHAIN! A country home that is encircled by gardens and has wonderful rural views. Placed literally on the doorstep of country walks. The home offers four en-suited bedrooms with far reaching views. The ground floor gives you large reception spaces that include a dual aspect living room, bespoke fitted dining kitchen, separate dining room, very large study/office, shower cloakroom plus a sizeable scullery/utility. The gardens offer areas of different character and uses around every corner. There are large lawns, retreats, numerous stores, pond and a cultivation area that is on a grand scale (for those wanting a great amount of self sufficiency). There is multiple parking and a garage also. Very well positioned for access to the M4, local county towns and placed on the edge of a village with local pub plus a great bus service.



INTRODUCTION

The home is placed close to the Heart of Hilmarton Village. The Village is supported by a Village School, Church and Public House. Surrounding the Village is some of the most wonderful countryside that Wiltshire has to offer. The nearby County Towns are steeped in history with Calne being famous for Wiltshire Ham, a Heritage Quarter and the discovery of Oxygen.

ACCESS & AREAS CLOSE BY

To the North is Lyneham, Royal Wootton Bassett, Swindon and the M4 eastbound. West takes you to Chippenham, Bath and the M4 westbound. There is a route East through Compton Bassett to Cherhill White Horse, Silbury Hill, Historic Avebury and then to Marlborough. The County Town of Calne is just to the South. There is a regular bus service between Chippenham and Swindon rail stations (approximately every 20 minutes during the day) that travels through Calne, Calne Tesco Superstore, Lyneham and Royal Wootton Bassett.

ENTRANCE PORCH

Tile floor and a door to the entrance hall.

ENTRANCE HALL

Doors lead to all the ground floor reception rooms and shower room. Stairs rise to the first floor. Deep under stair store.

LIVING ROOM

16'6 x 14'3 (5.03m x 4.34m)

A dual aspect room that has a window looking out over the rear garden and French doors that open onto the garden- expanding living space in fine weather. There is a contemporary recessed fire. Parquet floor. There is room for large items of living room furniture.

DINING ROOM

14'4 x 14' (4.37m x 4.27m)

A dual aspect room with a window looking out to the side drive and French doors that open onto the garden. There is a tiled fireplace with open fire. Parquet floor. This room can happily accommodate a large dining table, chairs and further furniture. The room would make a great family room.

STUDY/OFFICE

14'3 x 11'9 (4.34m x 3.58m)

The office has a parquet floor. A window looks out over the garden. Fitted bookshelves. One wall has sliding door cupboards with shelf storage.

SHOWER CLOAKROOM

8'4 x 7'1 (2.54m x 2.16m)

The suite offers a corner shower cubicle, water closet and a pedestal wash basin. Chrome towel rail radiator. Tile floor and tile finishes. Window with privacy glass.

FITTED DINING KITCHEN

18'4 x 14'9 (5.59m x 4.50m)

A bespoke fitted kitchen and thoughtfully designed. It is arranged to offer space for a large dining table but also has the bonus of an island unit. All this makes it ideal for entertaining. There is a selection of fitted wall and floor cabinets with worksurfaces and under cabinet lighting. Inset double sink and tile finishes. There is an integrated Miele dish washer and an integrated Bosch larder fridge. Bosch double oven and an inset Bosch induction hob (7.2kw). Space for a drinks fridge. The room has a

dual aspect with a window looking out towards the drive and cultivation garden, plus a glazed French door that opens onto the rear garden. Door to the scullery/utility and to the side porch.

SCULLERY/UTILITY

18'6 x 7'6 (5.64m x 2.29m)

A window looks out onto the gardens and a glazed door leads out onto the rear retreat. Oil fired central heating boiler. Space for a dryer and plumbing for washing machine. It is an exceptional utility space with great storage.

SIDE PORCH/BOOT ROOM

8'4 x 3'9 (2.54m x 1.14m)

Access to the drive area. Built in seat.

FIRST FLOOR LANDING

Doors lead to the bedrooms and to the bathroom. Large picture window and further supporting window. Two deep store cupboards.

MASTER BEDROOM

15'6 x 12' (4.72m x 3.66m)

A dual aspect room with views out over countryside from two windows. There is room for a super king-size bed and further items of bedroom furniture.

WALK IN WARDROBE

7' x 4'3 (2.13m x 1.30m)

Hanging rails and space for chests of drawers.

MASTER EN-SUITE

7'4 x 6'3 (2.24m x 1.91m)

A three-piece suite comprising a panel enclosed bath with shower over and shower screen, water closet plus a pedestal wash basin. Window with privacy glass. Tile finishes. Light and shaver point.

BEDROOM TWO

14'3 x 11'10 (4.34m x 3.61m)

Super king-size bed space plus it can accommodate extra items of furniture. Built-in bedroom furniture includes three full height doors, six draw dressing table and space for a dressing chair. Door to en-suite bathroom.

BEDROOM TWO EN-SUITE

6'7 x 6' (2.01m x 1.83m)

The suite offers a panel enclosed bath with screen and shower over. Water closet and pedestal wash basin. Window with privacy glass. Light and shaver point. Tile finishes.

BEDROOM THREE

14'3 x 11'10 (4.34m x 3.61m)

A dual aspect room with windows that offer views of the garden and countryside beyond. Built in furniture with a three door wardrobe and six draw dresser. Room for a super king-size bed and further furniture.

BEDROOM THREE EN-SUITE

6'6 x 6' (1.98m x 1.83m)

A generous shower cubicle with 'Triton' shower, water closet and a wash basin.

BEDROOM FOUR

9'6 x 7'1 (2.90m x 2.16m)

A generous single room with a view out over the garden and countryside beyond. Access to the en-suite.

EN-SUITE

The en-suite offers a water closet and a wash basin. Window to the side.

EXTERIOR

Outlined in a little more detail as follows;

DRIVE PARKING

The home has a gravel drive which allows parking for multiple vehicles. The drive leads to the garage, cultivation garden, side access and the path to the front access door.

GARAGE

16'2 x 9'3 (4.93m x 2.82m)

Up and over door access.

MAIN SOUTHERLY GARDEN

The main garden is placed across the front of the house and offers a sweeping lawn and privacy is offered by high hedgerows. There are numerous shaped flowerbeds that are filled with an abundance of mature planting and there are a number of ornamental trees. A deep pathway stretches along the front of the home which allows for outside seating. There is a wisteria on the front facade and also a small hedgehog house.

SIDE GARDEN

To the side of the home is a further garden award and steps surround and ornamental pond with water lillies. Again this garden area has a hedge boundary, flat lawn and a number of flowerbeds. Ornamental trees and bushes feature and offer areas of good privacy.. To one corner is an arbor that offers a peaceful retreat. From here there is access to the rear garden.

REAR GARDEN

At the back of the house is a hidden that has a circular patio area which is perfect for tables and chairs. Brick aged raised beds filled with ornamental plants and there is a wall in hedge boundary. This area is placed adjacent to the dining kitchen which makes it ideal for outside dining and private entertaining.

STORAGE AREAS

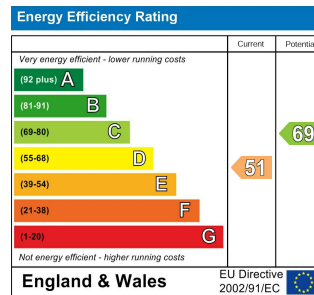
At the back of the house is placed a separate storage shed plus a further triple shed area. These offer excellent storage spaces for logs and for workshop hobbies.

CULTIVATION GARDEN

The large cultivation area offers many facilities for those who wish to grow. There is a sizeable greenhouse which is supported by a further small greenhouse. Raised flowerbeds and a number of large wooden composters. This area screen of planting. The cultivation area has the feature of shaped dwarf hedging plus a selection of fruit trees.







Directions: For exact location and details on how to view please contact Butfield Breach on 01249 821110

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