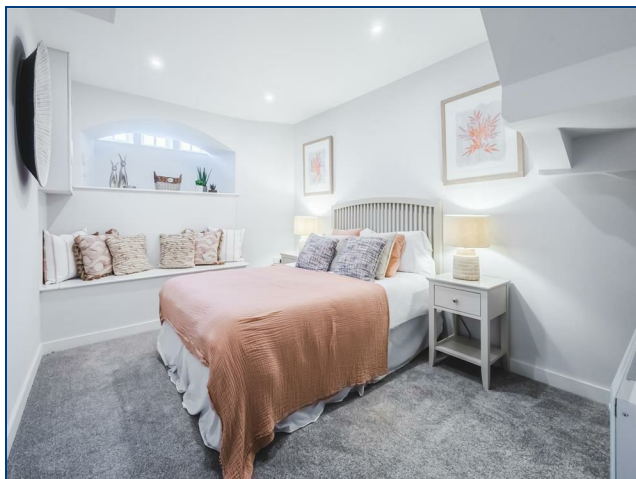




**White Hart Mews, Calne**  
**£310,000**



SHOW HOME NOW AVAILABLE TO VIEW! THIS HOME FORMS PART OF AN EXCLUSIVE DEVELOPMENT, HAS A 10 YEAR NEW HOME WARRANTY & FILLED WITH CHARACTER FEATURES. AROUND 1,098 SQ FT(102 SQ M) OF ACCOMMODATION. The developers have taken great care in retaining many period features that include beams, sash windows and fireplaces that all endorse that period feel. Dating back to the 17th Century Stuart Period- White Hart Mews is a Grade II\* listing. Arranged over four levels the property features a quality fitted dining kitchen, living room and three bedrooms. There are two shower rooms and views of The Green. The Green, which is steeped in History, and the home form part of The Heritage Quarter of Old Calne. Residents can enjoy an impressive 40ft x 30ft (12.19m x 9.14m) period courtyard and there is the bonus of parking.



## HERITAGE QUARTER LOCATION

The area surrounding the development has been recently classed as a Heritage Quarter as it is steeped in History. There is the Norman Church and close by is the large Merchants Green surrounded by impressive period homes. There are quaint shops on Church Street and a walkway takes you to St Marys Courtyard which has a Bistro. As you walk down Church Street you will come to Calne centre, passing the river Marden and enjoying a host of facilities. Close by is Castlefields Park and Wenhill Lane which both offer countryside walks. Calne is famous for Wiltshire Ham and the Discovery of Oxygen.

## 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. The No 55 Bus offers a regular service connecting the train stations of Chippenham and Swindon plus taking in the villages/towns in-between.

## BLACK GATE ENTRANCE

**21' x 7'9 approx (6.40m x 2.36m approx)**

One of two entrances to the development. Around 10ft (3.05m) in height and entering from The Green, it opens out onto the Period Courtyard. It is also the position of the property entrance door.

## HIGH ARCHED ENTRANCE

**22'6 x 9'6 approx (6.86m x 2.90m approx)**

Entering from the east side and parking area is the very impressive High Arched Entrance. Around 10ft 6"(3.2m) in height and again opening out onto the Period Courtyard.

## PERIOD COURTYARD

**40' x 30' approx (12.19m x 9.14m approx)**

The residents of White Hart Mews all have access to this impressive courtyard. A perfect space for interacting with fellow residents, entertaining or just relaxing.

## THE HOME

Outlined in a little more detail as follows;

### ENTRANCE LOBBY

With stairs to the lower ground floor and upper floor. Door to the dining kitchen.

### DINING KITCHEN

**12' x 11' (3.66m x 3.35m)**

A sash window with window seat and storage under looks out over The Green. The room is arranged to offer space for a large dining table and chairs. There is a selection of fitted wall and floor cabinets with work surfaces. Inset dishwasher, integrated fridge freezer, electric oven, induction hob and stainless steel hood over. Inset sink and drainer.

### LOWER GROUND FLOOR LOBBY

Door to the bedroom

### BEDROOM THREE

**12'6 x 9'1 (3.81m x 2.77m)**

Vault style window. Built-in seat with storage. An ideal guest bedroom, study, hobby or games room.

### FIRST FLOOR LANDING

Doors to the first floor rooms, shower room and stairs to the top floor.

### BEDROOM TWO

**13'3 x 9' (4.04m x 2.74m)**

A sash window offers a view out over The Green and a towards Church Street. There is room for a large double bed and further furniture.

## LIVING ROOM

**12' x 10'10 (3.66m x 3.30m)**

A sash window offers a view out over The Green and towards Church Street. This room has the feature of a fireplace. There is room for a number of sofas and further furniture.

## SHOWER ROOM

**9' x 5' (2.74m x 1.52m)**

A window looks into the period courtyard. Space for display furniture. The suite offers a generous shower cubicle, water closet and pedestal wash basin. Shaver point and chrome towel rail radiator.

## TOP FLOOR BEDROOM LOBBY

**10'3 x 5'1 (3.12m x 1.55m)**

Wide opening to the sleeping area and a door to the en-suite.

## BEDROOM ONE

**11'6 x 9'6 (3.51m x 2.90m)**

A window offers a view of The Green, the spire of St Mary's Church, and far reaching views beyond. Room for a double bed and extra furniture. Exposed beams.

## EN-SUITE SHOWER ROOM

**8'9 x 3'8 plus shower (2.67m x 1.12m plus shower)**

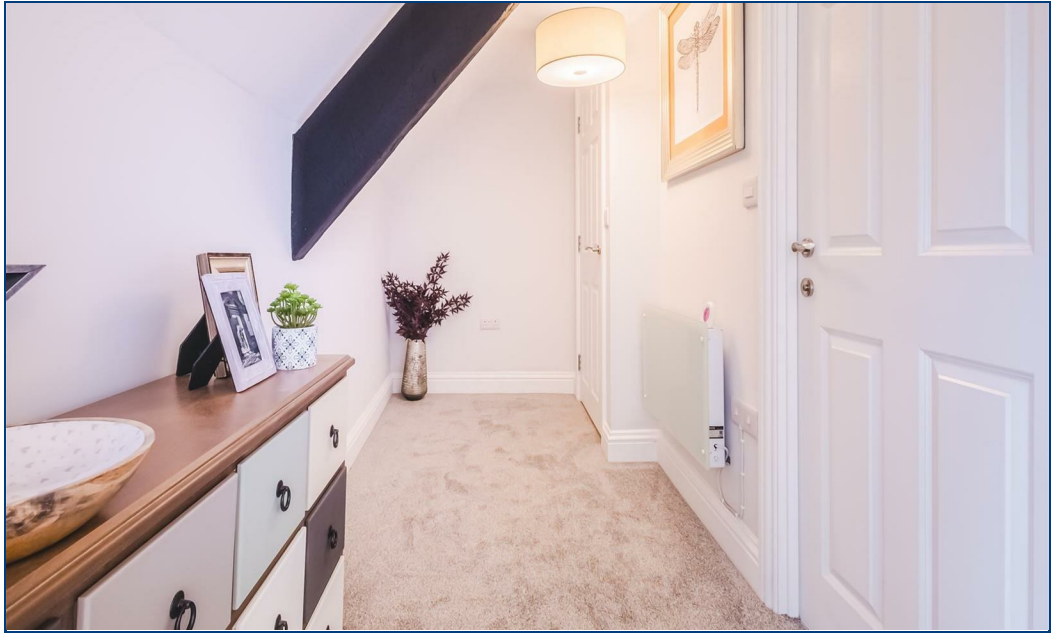
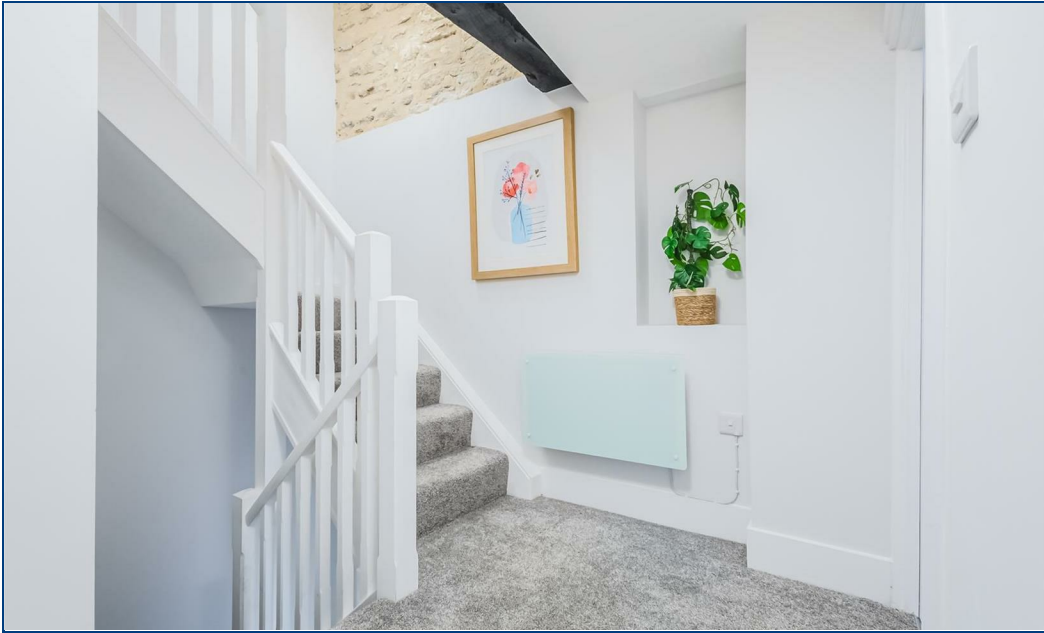
Shower cubicle, water closet and pedestal wash basin. Shaver point and a chrome towel rail radiator. Exposed beams.

## PARKING SPACE

The home benefits from a parking space.







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

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