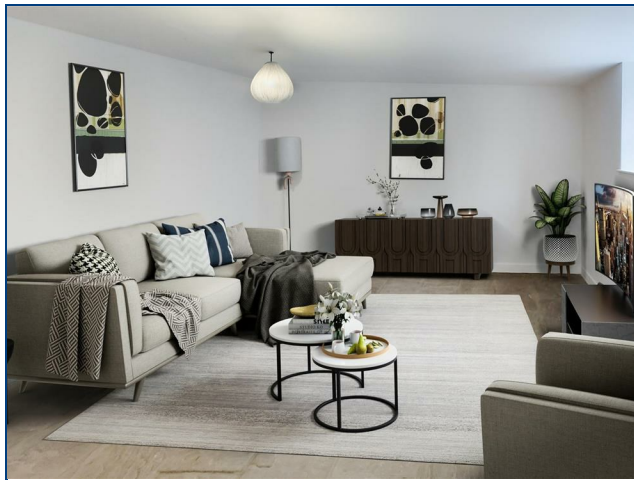




White Hart Mews, Calne
£365,000



The Coach House features two large double bedrooms with en-suites and separate dressing rooms. The dressing rooms can offer home working study spaces. There is this bonus of a double tandem garage for two vehicles plus the ability to park an extra vehicle. There is a large living room with slab floor and a fitted dining kitchen. The home features a high vaulted entrance with large arched window and a gallery walkway above. The home forms part of an exclusive development. Residents can enjoy an impressive 40ft x 30ft (12.19m x 9.14m) period courtyard and there are buildings here that date back to the 17th Century Stuart Period the development has a Grade II star listing. The home has a 10 year new home warranty and has incentives tailored to suit each prospective purchaser. There is around 1.210 sq ft (112.4 sq m) of accommodation.



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

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

Entering from the east side and parking area is the very impressive High Arched Entrance. Around 21'9ft 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;

HIGH VAULTED ENTRANCE

10' x 8' (3.05m x 2.44m)

A impressive high arched window and entrance door. Looking up you see the gallery above and the total height is around 21'9 (6.63m). Door to the guest cloakroom, dining kitchen and the living room.

GUEST CLOAKROOM

5'9 x 2'10 (1.75m x 0.86m)

The suite offers a water closet, wash basin and a chrome towel rail radiator.

LIVING ROOM

16'6 x 16'3 (5.03m x 4.95m)

This large room features a slab floor which adds to the period feel.

DINING KITCHEN

16'3 x 15'9 (4.95m x 4.80m)

The room is arranged to offer space for a large dining table, chairs and further furnishing. The kitchen area is screened by a low wall which contains and protects a listed timber stable partition. The kitchen has a selection of fitted wall and floor cabinets with work surfaces. Integrated dish washer, fridge freezer, electric oven, electric hob and hood over.

GALLERY LANDING

7'9 x 4'5 (2.36m x 1.35m)

Balustrades connect the gallery walk way that connects the two en-suited bedrooms.

BEDROOM ONE

17' x 9'1 (5.18m x 2.77m)

The room features a port hole window with deep sill. Separate doors to the dressing room and en-suite.

DRESSING ROOM

8'6 x 5'10 (2.59m x 1.78m)

Sky light window and placed off the bedroom.

EN-SUITE BATHROOM

8'1 x 5'6 (24.69m x 1.68m)

The suite offers a claw foot bath, wash basin and a water closet. Chrome towel rail radiator. Skylight window.

BEDROOM TWO

17' x 8'10 (5.18m x 2.69m)

The room features a port hole window with deep sill. Separate doors to the dressing room and en-suite.

DRESSING ROOM

8'6 x 5'10 (2.59m x 1.78m)

Skylight window and airing cupboard.

EN-SUITE SHOWER ROOM

8'1 x 6'6 (2.46m x 1.98m)

Shower cubicle, water closet and a wash basin.

DOUBLE TANDEM GARAGE & PARKING

The home has an open double tandem garage with parking for a further vehicle also.

NOTE

Some of the images have been staged to help with visualisation of furnishing.







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