



Stockley Lane, Calne
Asking Price £950,000

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- PLOT OF JUST UNDER THREE ACRES
- DETACHED HOME
- DEVELOPMENT OPPORTUNITY
- ADJACENT TO COUNTRYSIDE
- FOUR DOUBLE BEDROOMS
- DINING KITCHEN
- LIVING ROOM & SNUG
- YARD & GARAGE
- TWO FIELDS



Knightsmarsh Cottage, Stockley Lane

Placed on a plot of just under three acres is this detached home that offers many possibilities and future development opportunities subject to the necessary permissions being obtained. Placed in a wonderful part of the world- on the edge of some of the most beautiful countryside Wiltshire has to offer. The home is within easy reach of Marlborough, Historic Avebury plus the county towns of Devizes and Calne.

The home offers four bedrooms, a dining kitchen, generous living room, snug, hall, front and rear porches. The bedrooms are complemented by a family bathroom. The house is set within landscaped gardens. The drive leads to a very large yard area for a multitude of large vehicles and there is a garage. The vast majority of the plot is arranged to offer two fields with an obvious infill opportunity on the whole plot. The area is a favoured equestrian area also.

LOCATION

The property is positioned on the edge of Quemerford area of Calne. Close by are idyllic country walks, villages and the area is well serviced for both primary and secondary schools. The local leisure centre is within walking distance. Between the home and Calne centre is an area steeped in History and classed as a Heritage Quarter. There is the Norman Church and close by is the large Merchants Green surrounded by impressive period homes. As you walk down Church Street you will come to Calne centre, passing the river Marden and enjoying a host of facilities. Calne is famous for Wiltshire Ham and the Discovery of Oxygen. There are a number of restaurants, cafes, independent shops and supermarkets. A short walk takes you to Blackland Lake and Health Spa plus the Atwell Motor Museum.

ACCESS & AREAS CLOSE BY

To the east you pass Cherhill White Horse, Historic Avebury and then to Marlborough. This route also takes you to the M4 eastbound to London. To the west is Calne, steeped in history, the home of Wiltshire Ham and the discovery of Oxygen. Further west is Chippenham, Bath and the M4 westbound. A short trip south takes you to North Wilts Golf Course, a Nature Reserve and Devizes- famous for Caen Hill Locks and canal. North through Avebury takes you to Swindon and the M4 again.

HEDDINGTON & STOCKLEY VILLAGES

Close to the home Stockley and Heddington Villages are placed in one of Wiltshire's most idyllic countryside locations. Known for wonderful country walks and equine pursuits. Local primary school and 'The Ivy' village public house (known for good food) are all within easy walk. There is the local parish church of St Andrew which dates back to the 13th Century. Placed between Calne and Devizes, not far from the A4 offering routes to Marlborough and the M4 eastbound. The area is steeped in history with Cherhill White Horse and Historic Avebury a few minutes drive away. The Battle of Roundway Down (1643) was

fought nearby and Heddington has the wonderful backdrop of Roundway Hill..

REAR PORCH

7'9 x 6'6 (2.36m x 1.98m)

THE HOME

Built in the early 1950's this detached home is placed on the edge of the plot and has wonderful rural views. Encircled by landscaped gardens organised for relaxation, cultivation and recreation. An outline of the sizes as follows;

GROUND FLOOR

The home has an impressive triple aspect living room with the focal point of an open fireplace. In addition there is a generous snug with a log burning stove. There is a fitted kitchen with space for a dining table. The front and rear entrances have porches also. Inner hallway.

FRONT PORCH

6'4 x 4'1 (1.93m x 1.24m)

HALLWAY

LIVING ROOM

22'6 x 12'3 (6.86m x 3.73m)

SNUG

13'4 x 12'4 (4.06m x 3.76m)

DINING KITCHEN

18'10 x 9'3 (5.74m x 2.82m)

FIRST FLOOR

The first floor offers you four double bedrooms with the support of a family bathroom. there is a landing which services the bedrooms and the bathroom. All the bedrooms offer lovely views.

BEDROOM ONE

12'6 x 13 (3.81m x 3.96m)

BEDROOM TWO

12'9 x 12'6 (3.89m x 3.81m)

BEDROOM THREE

11'8 x 8'8 (3.56m x 2.64m)

BEDROOM FOUR

8'6 x 8'9 (2.59m x 2.67m)

BATHROOM

8'5 x 5'7 (2.57m x 1.70m)

HOME GARDENS

The gardens offer areas of good privacy. There are patios for outside dining and entertaining. Flat lawns, shaped flower beds with ornamental planting and an area dedicated for cultivation. There is a large hedge to one boundary for privacy and a hedge on a further boundary trimmed to take in the rural views.

GATED YARD & PARKING

The yard is an outstanding size and is a perfect complement to the house and land. It can happily accommodate a multitude of vehicles- cars, vans, commercial and agricultural machines to service the land. There is access from here to the land, home, garage and outbuildings.

GARAGE & OUTBUILDINGS

Close to the home is a garage and there is a selection of outbuildings which offer excellent storage.

THE LAND

The land is hedge and fence enclosed and is flat to the majority. There is a small copse at one end with a natural pond. In size it is around 2.3 acres.





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

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