



The Green, Calne

£750,000

2 The Square, Calne, Wiltshire, SN11 0BY
01249 821110
calne@butfieldbreach.co.uk
www.butfieldbreach.co.uk

- Impressive Period Family Home
- Substantial Rear Garden
- Six/Seven Well-Proportioned Bedrooms
- Three Spacious Reception Rooms
- Double Garage
- Driveway Parking for Multiple Cars
- 39ft Attic Room and Large Cellar Room
- Grade II* Listed in Sought-After Conservation Area
- Original Architectural Features Throughout
- Gas Central Heating



Adam House, 13, The Green

Located in the sought-after Heritage Quarter area of The Green, Calne, this magnificent semi-detached house offers a perfect blend of comfort and space, making it an ideal family home. This substantial property offers three generously sized reception rooms, a welcoming entrance hall with imposing staircase, an Aga kitchen dining room, two bathrooms, downstairs cloakroom and six/seven well-proportioned bedrooms, in addition to an impressive 39ft attic room that stretches across the width of the property.

Set in a plot of just under half an acre, the stunning enclosed rear garden has elevated terraces from which to enjoy the treetop views and then steps down to an expansive lawn bordered by mature trees and hedging.

At the bottom of the garden, a gate leads to the bank of the River Marden.

The home has the bonus of a double garage and driveway parking for multiple vehicles.

The location in Calne is particularly appealing, offering a friendly community atmosphere with all local amenities just a stone's throw away.

Calne and Surrounding Areas

Calne is a market town steeped in history, with a rich heritage of traditional industries including textile production and Wiltshire ham. Calne is the birthplace of Joseph Priestley, famous for his discovery of oxygen who conducted his experiments at nearby Bowood House. Idyllic countryside surrounds the town with brilliant walking routes and nearby villages with abundant traditional country pubs. While in the town, you'll find cafes, a microbrewery, and a variety of independent and high-street shops, supermarkets and eateries. There are a good selection of primary schools and a secondary school, Kingsbury Green Academy. There are GP and dental surgeries and three leisure centres with swimming pools, fitness suites and health classes. There is also the ever-popular Calne Football, Rugby, Cricket and Tennis Clubs, as well as a great cycling and running community. The town enjoys annual events including the Music and Arts Festival, the Winter Lantern Parade and the Bike Meet.

With excellent transport links, to the east down the A4 you will pass Cherhill White Horse, Silbury Hill, historic Avebury and then onto Marlborough. To the west is Bowood, Chippenham, Bath and the M4 westbound. To the north is Royal Wootton Bassett and the M4 eastbound.

Location

The area surrounding the home has been recently classed as a Heritage Quarter as it is steeped in history. The property is situated on The Green, a peaceful conservation area surrounded by impressive period homes, of which this is one. A short walk takes you to the multiple facilities of the town and also to open countryside.

The Home

An impressive and historically important Grade II* Listed property, the home is located alongside other prestigious period properties which view onto the tree-bordered open space of The Green. The property dates back to the mid-1600s and is locally well known

and regarded for it's pineapple finials and perfect double-fronted symmetry. Period architectural features internally include sash and casement windows, fireplaces, exposed beams and lintels, wall panelling, architraves and a sweeping oak staircase with elm treads.

The home has been owned by two generations of the same family for around 60 years and has been a happy family home of spacious modern comforts alongside stunning period style. There is scope for improvement and cosmetic upgrading, the potential for which is reflected in the guide price of £750,000.

Rooms and dimensions as follows:

Formal Entrance Hall

Front Reception Room
17'2 x 13'6 (5.23m x 4.11m)

With fireplace

Formal Dining Room
16'7 x 14'6 (5.05m x 4.42m)

With fireplace

Kitchen Dining Room
25'2 x 18'4 (7.67m x 5.59m)
With Aga, central island and dining area

Rear Reception Room
27'7 x 15'8 (8.41m x 4.78m)

With inglenook fireplace.

Rear Lobby/Hallway
Includes Boiler Room and Cloakroom

Cellar
14'6 x 10'4 (4.42m x 3.15m)

Bedroom One
16 x 14'1 (4.88m x 4.29m)
With fitted wardrobes, wash basin and fireplace

Bedroom Two
16 x 12'10 (4.88m x 3.91m)
With fireplace.

Bedroom Three
15'8 x 15'6 (4.78m x 4.72m)
With fireplace.

Bedroom Four
13'9 x 12 (4.19m x 3.66m)
With wash basin, fitted cupboard and fireplace.

Bedroom Five
12'3 x 12'1 (3.73m x 3.68m)

Bedroom Six
12'2 x 6'8 (3.71m x 2.03m)

Bedroom Seven
14'4 x 11'8 (4.37m x 3.56m)

Attic Room
39'8 x `13'9 (12.09m x `4.19m)

Bathroom
With shower cubicle, bath, wash basin and WC.

Shower Room
Recently fitted with double shower cubicle, wash basin and WC

Double Garage

Driveway Parking
To accommodate approx four cars

Services and Council Tax Band
The home enjoys all mains services and gas central heating.
Council Tax Band G.





The Green, Calne, SN11

Approximate Area = 4715 sq ft / 438 sq m

Limited Use Area(s) = 108 sq ft / 10 sq m

Garage = 259 sq ft / 24 sq m

Total = 5082 sq ft / 472 sq m

For identification only - Not to scale



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

You may download, store and use the material for your own personal use and research. you may not republish, retransmit, redistribute or otherwise make the material available to an party or make the same available on any website, online service or bulletin board of your own or of any part or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.