



**13 Castle House, Calne**  
**Guide Price £210,000**



Forming part of a historic Grade II listed building is this special apartment with wonderful views that offer a 'Historic Panorama'. The home enjoys private parking, the use of exquisite landscaped gardens, lift and very impressive communal halls and landings. The views take in many important Historical Buildings and The White Horse also. The living room is 17ft x 15ft featuring a lovely bay.

There are two double bedrooms with the main bedroom having extensive fitted wardrobes. Gorgeous shower room with double walk in shower. The kitchen is fitted and has appliances. There is the further benefit of double glazing and modern contemporary electric radiators. An ideal professional home, retreat or pied-a-terre.



An outline of the home is as follows:

## THE VIEW

Calne is a market town that is steeped in history. Wiltshire Ham and the Discovery of Oxygen are two things the town is noted for. There are a huge amount of Period Homes in the centre which is classed as a Heritage Quarter.

From the living room and the bedrooms of the apartment the following can be seen as well as many period buildings- The Norman Church of St Mary's, The Houses on the The Green, Historic Barns, The Bell Tower of The Town Hall & Corn Exchange and Cherhill White Horse and Monument.

## LOCATION

The home forms part of an apartment development placed in the 'heritage' area of Old Calne. Placed on the hill above the town where it is said a former Castle stood. Countryside and country walks are very close by. The development has kept the Historic Grade II listed facade and the communal grounds add to the period feel of the development.

A short walk takes you the centre of the town which offers numerous facilities and the River Marden. Calne is reknowned for the discovery of Oxygen and the birthplace of Wiltshire Ham. This county town has a Norman Church, wonderful Merchants Green and is surrounded by some of the most attractive countryside Wiltshire has to offer.

## ACCESS & AREAS CLOSE BY

The A4 gives routes east to Marlborough, Cherhill White Horse, Historic Avebury and the M4 eastbound. To the north is Lyneham, Royal Wootton Bassett, Swindon and the M4 eastbound also. To the west is Chippenham, Bath and the M4 westbound.

There is a regular bus route (approx every 20 minutes in the day) connecting Chippenham to

Swindon, which both have rail stations

## COMMUNAL HALLS & LIFT

As you enter Castle House you are greeted by an impressive communal hall that is fitting for a high class apartment. Entry system. From here a lift or stairs take you to the second floor. From the second floor lobby a hall takes you to the apartment entrance door.

## THE APARTMENT

Outlined as follows;

### ENTRANCE HALL

**15' x 6'3 maximum measurements (4.57m x 1.91m maximum measurements)**

The hall offers areas for display furniture. Doors give access to the living room, kitchen, bedrooms and to the shower room. Airing cupboard. Wall light points.

### LIVING ROOM

**17' x 15' narrowing to 11'9 (5.18m x 4.57m narrowing to 3.58m)**

A lovely room that takes in the view from a deep bay window and an extra window. The room can happily accommodate a number of sofas, a dining table, chairs and further items of living room furniture. 'Quickstep Flooring'. Wall light points.

### FITTED KITCHEN

**11' x 6'3 (3.35m x 1.91m)**

A well planned kitchen that has integrated appliances. There is a selection of fitted wall and floor cabinets with under cabinet lighting and worktops. High splash backs feature also. Inset is an electric halogen hob, electric oven and a filter hood with lighting. Integrated fridge freezer, washing machine and a dish washer. Inset stainless steel sink and drainer with lighting over. There is room for a small bistro table and chairs if required.

## MASTER BEDROOM

**16'3 x 9'6 (4.95m x 2.90m)**

An impressive bedroom with a window that also offers wonderful views. The extensive bedroom furniture includes a deep double wardrobe, a further double wardrobe and eleven drawers. Wall light points.

## BEDROOM TWO

**9'3 x 8' (2.82m x 2.44m)**

The second bedroom can accommodate a double bed and further items of bedroom furniture. Again another room that has wonderful far reaching views.

## SHOWER ROOM

**8'9 x 5'9 (2.67m x 1.75m)**

A fully tiled room with stone tile finishes. To one side is a walk in double shower with glass screen. Water Closet. Vanity cabinet with inset basin and above is a mirror with dresser lighting inset. Bathroom cabinet. Extractor fan. The room features underfloor heating.

## PARKING

The apartment development has a car parking area with spaces allocated.

## COMMUNAL GROUNDS

The development enjoys landscaped communal grounds. Flat lawns and shaped trees give a lovely visual impact. A gravel pathway runs centrally and has a stone bird bath at the end. The garden has hedge, fence and wall boundaries. To on corner is an old pet cemetery.

## STORE

Residents can store items in the cellar of the apartment block. Things such as bicycles are acceptable but nothing perishable. More information on this can be given on request.







**Directions:** From Calne centre proceed down the High Street and turn right into Market Hill. Proceed into Castle Street and Castle House is on the left hand side.