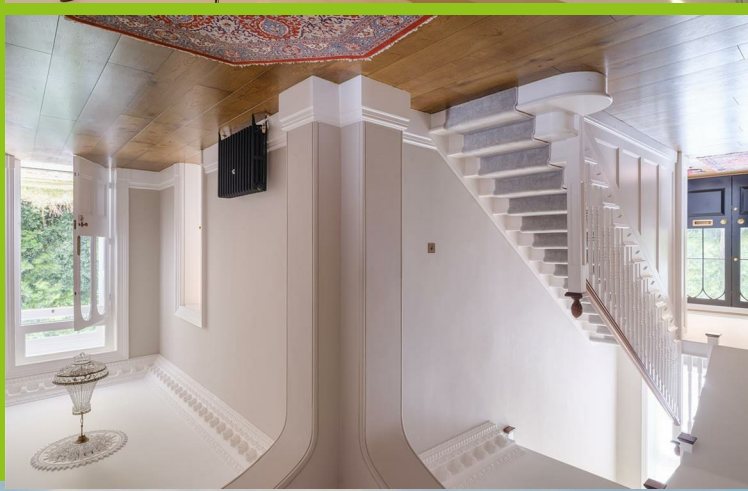
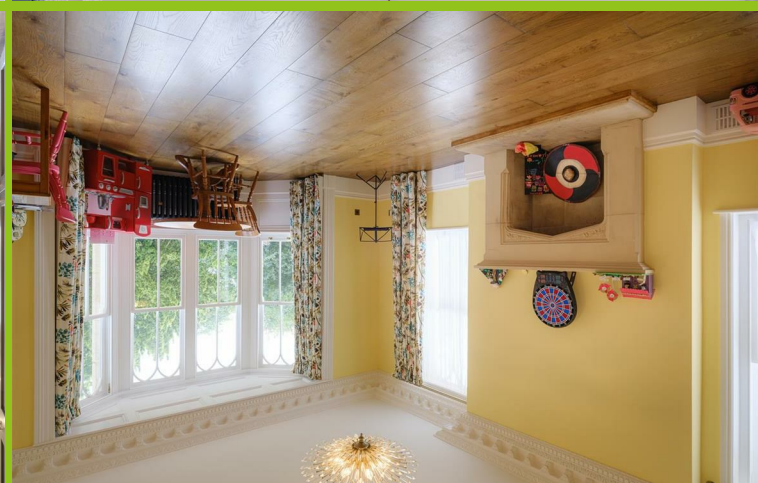




Chilvester Hill House, Calne, SN11 0LP

A stunning Victorian residence set in one and a half acres. In recent years, and under it's current ownership, this impressive family home has undergone extensive and sympathetic renovation and refurbishment. The external works include a new roof, professional cleaning of the stone work, the addition of a beautiful Entrance Porch in keeping with Victorian architecture and the addition of new period style double glazed sash windows which when coupled with the high ceilings create a light and airy feel throughout the home. The property has also undergone major refurbishment internally with the present owners taking particular care to source many features that would have been present in a substantial Victorian home. These include traditional ornate coving, elegant chandeliers, period style radiators, beautiful wooden floors and a stunning reclaimed fireplace dating back to the 1800's when the house was first built. The present owners have spared no expense in returning Chilvester Hill House to it's former glory and in doing so have created a truly beautiful family home.

Situation
Chilvester Hill House is located on a secluded plot of c. one and a half acres, approached via a sweeping gravel driveway which leads to the front of the house and then onto the yard with outhouses, stables and garaging. The property is very well placed, being a country house with a great sense of rural living, whilst being on the edge of the market town of Calne with a good selection of day-to-day amenities, which include a Leisure Centre, a public library and various shops, pubs and restaurants. The Bowood Estate with its Hotel, Golf and Spa Resort is c.2 miles away. The local market town of Chippenham is just 4 miles away and provides more extensive local amenities and every day shopping, whilst further afield the Georgian city of Bath provides extensive shopping and dining facilities, excellent schooling and a thriving arts scene.

Road & Rail Links
Road and rail links are excellent. Chippenham railway station is c.6 miles away providing regular services to London Paddington in approximately 70 minutes, Bristol Temple Meads in 28 minutes and Bath Spa in 15 minutes. Heading west on the M4, junction 17 is c.10 miles providing easy access to Bristol and the West Country. Heading east junction 16 of the M4 is c.13 miles providing access to Swindon, Reading and London. Bristol airport is only c.39 miles (approximately 1hr20mins) to the west while Heathrow is c.81 miles (approximately 1hr 40mins) to the east.

Education
There are a number of highly respected public schools in the area including Marlborough College, Dauntsey's School, St Mary's Calne and Stonar School, not forgetting the excellent schools in Bath including Prior Park College and the Royal High School. Excellent prep schools include St Margaret's in Calne and Pinewood. Chippenham also provides very good state education including Hardenhuish, Sheldon and Abbeyfield School.

Ground Floor
On entering the property through the double doors you will be met with an impressive Reception Hall with high ceilings, ornate archways, and a traditional staircase with decorative woodwork leading to the first floor. The spacious Formal Sitting Room can be found at the end of the hall. This room is dual aspect with a large bay window to the side and further windows to the rear. It is beautifully decorated and home to a reclaimed 1800's fireplace which takes pride of place. On the opposite side of the Reception Hall is the Dining Room. This room is also dual aspect with a large bay window to the side and two additional windows to the front and also has a traditional stone fireplace. The Drawing Room offers informal seating with a view of the grounds through the large window and an open fireplace giving the room a cosy feel. There is an additional Reception Room which can be utilised as a Study or Playroom.

The Kitchen Family Room has been designed for open plan family living and is the heart of the home. Furnished with an extensive range of kitchen cabinets including pull out larders and built-in Neff appliances,

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Price Guide £1,800,000

to include two ovens, steam oven, microwave and a warming drawer there is also a Bosch wine cooler. The large central Island with front-of-island storage has a second sink and a Neff induction hob and downdraft extractor. The room has space for a substantial dining table and an informal seating area. With three sets of French doors, the kitchen opens into the garden and onto an extensive patio area which is perfect for alfresco dining and enjoying views of the garden. There is a second staircase to the first floor and a door to the Laundry Room. The Laundry Room has an extensive range of storage and space for two raised washing machines and two raised tumble driers. This room leads to the Guest Cloakroom which has a luxurious feel with decorative wood panelling and fitted bathroom furniture with high quality brassware.

The flooring throughout the ground floor is a combination of luxury real wood floor and high quality floor tiles.
First Floor
The spacious first floor landing has high ceilings and full height window creating a light and airy feel.

The Master Bedroom Suite occupies the full depth of the house and is a very light and airy room with three large windows. The Victorian charm continues in this room with the ornate archway and traditional coving. An opening leads to an Inner Hall, which in turn leads to a Walk-in Dressing Room and a luxurious spa style En-Suite with large freestanding double ended bathtub set into the bay and a curved twin vanity unit.

There are four additional bedrooms, two of which have En-suites and a luxurious Jack & Jill Bathroom which has a freestanding roll top bath, twin vanity unit and a large separate shower with Rain fall shower.

Behind the second staircase is a stairway leading to the attic offering ample space for storage.

Gardens & Outbuildings
The gardens of approximately one and a half acres surround the property with the formal garden to the side. The gardens are mainly laid to lawn and planted with mature trees. The outbuildings and garages are in need of attention and offer further scope for improvement. They currently comprise of four stables, a double garage, a single garage, a store/gym and a boiler room.

- Accommodation Summary**
GROUND FLOOR
* Spacious Entrance Hall
* Formal Sitting Room
* Dining Room
* Drawing Room
* Play Room/Study
* Kitchen/Family Room

- * Laundry Room
* Guest Cloakroom

- FIRST FLOOR
* Master Bedroom Suite with Dressing Room & Luxurious En-Suite
* A Further Four Double Bedrooms
* Two Further En-suites
* Luxurious Jack and Jill Bathroom

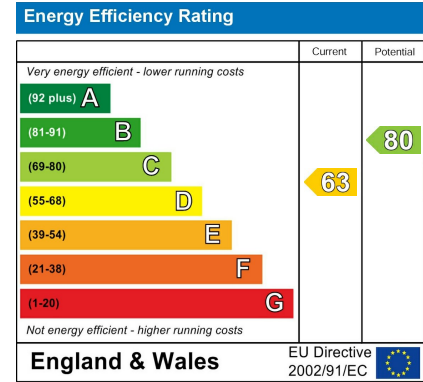
- IN ADDITION
* Cellar
* Attic Room

- Grounds & Outbuildings**
* Four Stables
* Double Garage
* Single Garage
* Store Room/Gym
* Boiler Room
* Potential Paddock
* Lawned Gardens

Directions
From Chippenham follow the A4 to Calne. Just before you reach Calne turn left towards Bremhill and the entrance to Chilvester Hill House will be found immediately on the right hand side.

- Services**
Mains Water and Electricity
Mains Gas
Private drainage

ENERGY PERFORMANCE GRAPHS



Council Tax Band: H

Tenure: Freehold

Chilvester House
Approximate Gross Internal Area = 480.9 sq m / 5176 sq ft
Cellar = 27.1 sq m / 292 sq ft
Cellar 2 = 9.6 sq m / 103 sq ft
Loft = 30.8 sq m / 331 sq ft
Outbuilding = 127.5 sq m / 1372 sq ft
Total = 675.9 sq m / 7274 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. (ID1129262)

DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect to this property. We have not carried out a detailed survey not tested the services, appliances and specific fittings. All measurements and distances are approximate only. Room sizes should not be relied upon for carpets and furnishings. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. Your home is at risk if you do not keep up repayments on a mortgage or other load secured on it. Floor plans (not to scale, for illustrative purposes only)