



**Whitcombe Cottages, Hilmarton**

Calne

**£475,000**

**Bedrooms: 4 | Bathrooms: 2 | Receptions: 1**

Welcome to Whitcombe, an incredible four bedroom semi detached cottage with a beautiful garden, set on a quiet country lane on the outskirts of Hilmarton. Available with no onward chain and full of character, this property is a must for anybody who is looking for a peaceful charm in the countryside.

The Property - The property offers well presented ground floor accommodation comprising a handy entrance hallway providing access to the bathroom and kitchen as well as a space for coats and shoes. The bathroom features a white three piece suite, including a freestanding bath. The kitchen is fitted with a range of base units, complemented by select wall units and additional storage created through shelving within the alcoves. There is an integrated double oven, a Belfast-style sink, and a rear facing window overlooking the lean to. The space is rich in character, enhanced by wooden beams, tiled flooring, exposed brickwork, and a decorative stone fireplace. To the front of the property is a generously sized living room, enjoying dual aspect views to the front and side, creating a bright and airy atmosphere. A striking inglenook fireplace sits at the heart of the room beneath exposed beams, further adding to the home's charm.

The first floor comprises four bedrooms, including two comfortable doubles and two singles. Both the principal bedroom and the smallest bedroom benefit from built in wardrobes. A separate WC completes the first floor accommodation.

The front of the property is enclosed by a low wall with gated access leading along a block paved pathway to the front door. Adjacent to this, a shingled driveway provides off road parking for approximately two vehicles, with additional on street parking readily available. Gated side access leads through to the rear garden.

The rear garden is a standout feature of the home. It begins with a patio area, accompanied by a selection of sheds and workshop spaces, before opening out to an impressive expanse of lawn. The garden is bordered by a variety of mature trees and shrubs, offering both privacy and a picturesque setting. Towards the rear, a freestanding 24ft x 12ft swimming pool is included in the sale, creating a fantastic leisure space. Beyond this, a large pond further enhances the charm and appeal of the garden.

The Situation - Hilmarton is a small, historic village in Wiltshire, located just northeast of Calne. It features a 12th-century church, traditional cottages, and buildings from the 19th century, many built by the Poynder family. With its rural charm and close-knit community, Hilmarton offers a peaceful countryside setting with its own village pub and primary school, while being close to nearby towns easily accessed via the local bus routes.

Viewings - Strictly by appointment with the sole selling agents Atwell Martin call or e-mail us today to confirm your appointment | 13 High Street, Calne, Wiltshire, SN11 0BS

Property Information - Utilities/Services - Mains Electric, Water & Drainage, Oil Central Heating

Wiltshire Council Tax - Band C

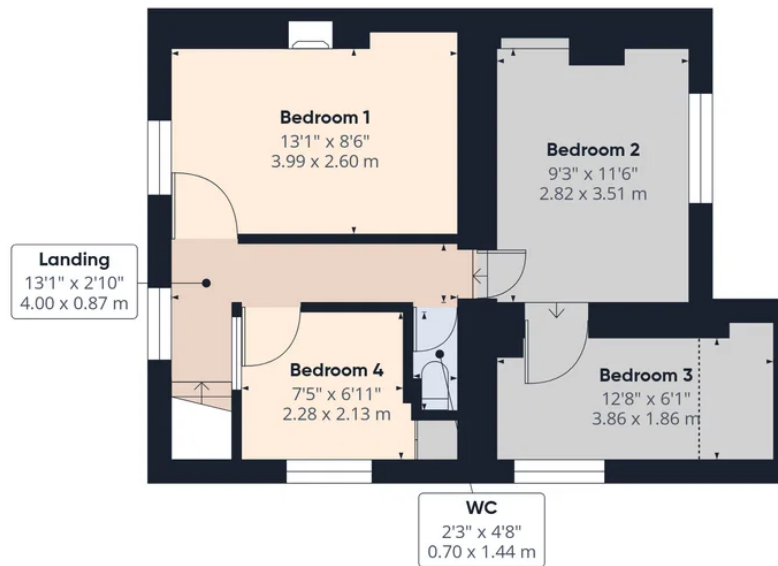
Tenure - Freehold







Ground Floor



First Floor



**Approximate total area<sup>(1)</sup>**

1070 ft<sup>2</sup>

99.2 m<sup>2</sup>

**Reduced headroom**

21 ft<sup>2</sup>

2 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

**Calne Sales**

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