



Apple Tree Stables, Calstone, SN11 8PZ

Guide Price: £650,000

richard james

Village & Country Homes







Apple Tree Stables

Calstone

Freehold



Set in the highly desirable hamlet of Calstone, within the beautiful North Wessex Downs, Apple Tree Stables is a truly individual detached country home where character, space and an exceptional outdoor lifestyle come together. Set within approximately 0.65 of an acre, the property enjoys a wonderfully private and peaceful setting, yet is within easy reach of Marlborough.

The house itself has a lovely sense of warmth and personality. At the heart of the home is an impressive open-plan kitchen, dining, and reception space, with a wonderful vaulted ceiling and exposed timber beams creating a striking focal point. The beautifully fitted kitchen is designed for both everyday living and entertaining, with generous work surfaces, an island and plenty of space for a large dining table.

The room has a wonderfully sociable feel, with views and access towards the gardens creating a strong connection between the house and its surroundings.

Alongside this is a comfortable snug, providing a more intimate space to relax away from the main living area. The accommodation offers two bedrooms, including an attractive principal bedroom, together with a well-appointed bathroom. A further loft room, currently used as a study/home office, provides valuable flexibility and a quiet space for working from home, hobbies or simply escaping with a good book.

The property was comprehensively refurbished in 2018/2019, creating a beautifully presented and comfortable home while retaining the character and individuality of the original structure. Modern improvements include renewed electrics, underfloor oil-fired heating, mains electricity and mains sewage.

A particularly useful feature is the adjoining garage, which incorporates its own WC and offers exciting possibilities for the future. With the garage directly adjoining the house, there is potential to explore creating internal access and converting the space to provide an additional room or living area, subject to the necessary planning and building regulations. This could offer a fantastic opportunity to expand the accommodation over time, whether as an additional reception room, home office, guest space, or other use to suit the needs of the next owner.

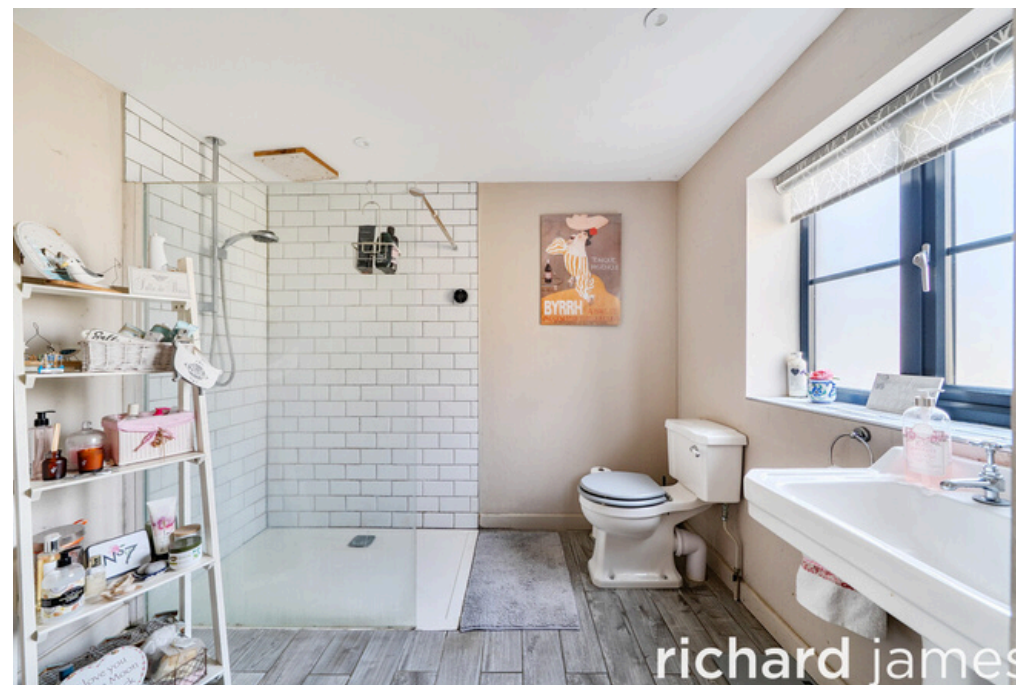




Outside is where Apple Tree Stables really comes into its own. The approximately 0.65-acre plot gives an extraordinary amount of space, with established boundaries, mature greenery and areas to relax, entertain and enjoy the countryside around you. The gardens provide plenty of room for outdoor living, whether that is summer lunches with friends, gardening or simply finding a quiet spot to enjoy the surroundings. There is also genuine potential to extend the property in the future, subject to the necessary planning consents, giving the next owner the opportunity to make this already special home their own.

The site itself has an intriguing history, having once been the location of South Farmhouse, which is believed to have been demolished and moved during the 1950s. Part of the old ménage remains within the grounds, providing a charming reminder of the site's former equestrian use and adding another layer to the story of Apple Tree Stables.









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And then there is the lifestyle. From the doorstep, you can walk straight into some of Wiltshire's most beautiful countryside, with routes towards the Lansdowne Monument and Cherhill, the historic Roman Roads and Morgans Hill. The surrounding landscape offers wonderful opportunities for walking and exploring, while North Wilts Golf Club and the Black Horse Pub are both accessible on foot. It is the sort of setting where a morning dog walk, an evening stroll or a long Sunday lunch at the pub can all begin from your own front door.

Despite its wonderfully rural setting, Marlborough is less than 20 minutes away, offering an excellent selection of independent shops, cafés, restaurants, and everyday amenities, giving you the best of both worlds — the peace and freedom of country living without feeling remote.

Apple Tree Stables is ultimately a home for those who want to live a little differently — somewhere to open the door and walk straight into the countryside, somewhere with room to garden, entertain and unwind, and somewhere with the character, space and potential to make it truly your own. With its fascinating history, generous grounds, useful outbuildings, adjoining garage, flexible accommodation and wonderful setting, this is a rare and very special Wiltshire property

Welcome Home...

Floorplan



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Richard James. REF: 1509167

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