



Hoopers, Compton Bassett,
Calne, Wiltshire SN11 8RF

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An idyllic period detached house set privately in a large garden with garage and separate office, at the edge of the village with views over fields

*Close to Calne, Marlborough and Devizes *A popular pretty village of former estate houses and cottages in a Victorian Gothic revival style *Well presented and generous family accommodation

*Detached period house set in the middle of a large garden of 0.41 acres, with a detached garage and workshop, greenhouse garden shed and separate Office

Location

Compton Bassett stands at the foot of the escarpment of the Marlborough Downs in an area that is predominantly pasture land and well away from main roads. The village is typified by period properties and the pub (we believe is shortly to be re-opened), a church and a good village community. The nearby market towns of Calne 4 miles, Marlborough 13 miles and Devizes 8 miles offer a good range of services and amenities.

Main line railway services can be found from Pewsey, Swindon and Chippenham to London Paddington and there is access to the M4 motorway at Junction 16. The area offers a wide range of sporting activities, which include racing at Bath and Salisbury, golf at Bowood and North Wilts and great walking and riding in the surrounding countryside. Local schools include

Marlborough College, St Mary's at Calne and Dauntseys at West Lavington.

Hoopers sits privately with direct access to footpaths in a Conservation Area, in the middle of the village but at the same time surrounded by fields on two sides.

Description

Hoopers believed to date from around 1860 is of rendered elevations under a pitched tiled roof and is arranged over two storeys. The accommodation has been well maintained and offers excellent family living space which could subject to the relevant consents be extended.

The **Entrance Hall** is carpeted with stairs to the first floor, to one side is the double ended **Sitting Room** which is carpeted with an open stone and

timber fireplace and a glazed door to the pretty brick floored south west facing terrace. Off the entrance hall is a **Cloakroom** with wc and hand basin and a door leading to the open plan **Kitchen /Dining Room** which has polished exposed Oak floor boards, a range of wall and floor units under a granite work surface, incorporating a double Belfast sink, a built in dishwasher, space for washing machine and tumble drier, two electric ovens, a Rangemaster electric oven with (bottled) gas hobs and an electric hotplate. There is a **Utility Room** with a door to the rear and the oil fired boiler. The **Garden Room** lies off the kitchen and has under floor heating as well as a radiator and wood effect flooring.

On the first floor there is a carpeted **Landing** with an airing cupboard with hot water tank.

There is a **Master Bedroom**, carpeted with double built in wardrobes and an **ensuite Bathroom** with stone tiled flooring, a bath and shower, wc and hand basin. There are **two further Double Bedrooms** all carpeted and with built in wardrobes and a **Single Bedroom**. The **Family Bathroom** has a stone tiled floor and walls with a bath and shower, wc and hand basin.

Outside

The property is approached via a gravelled drive leading to the parking area in front of the house. A brick block terrace leads to the front door. The garden is bordered by mature beech and Box hedging and extends to about 0.41 of an acre and has numerous mature trees and well stocked flower beds the garden is mainly laid to lawn with steps leading down to one of the two terraces which has access to the dining and





garden room. To one side is a detached **Garage** and **Workshop**, a **garden shed** and **Greenhouse**. There is another private brick built terrace lying to the south of the house with views to the fields beyond.

There is a substantial timber built detached **Office** lying to one side which has insulation and power ideal to work from home or as a studio overlooking the attractive gardens.

Tenure Freehold

Epc F36

Council tax Band G

Services Mains electricity, water and drainage. Oil fired central heating. Fibre to cabinet broadband (full fibre being created) download 76 mbps, Upload 15Mbps (source openreach broadband checker).

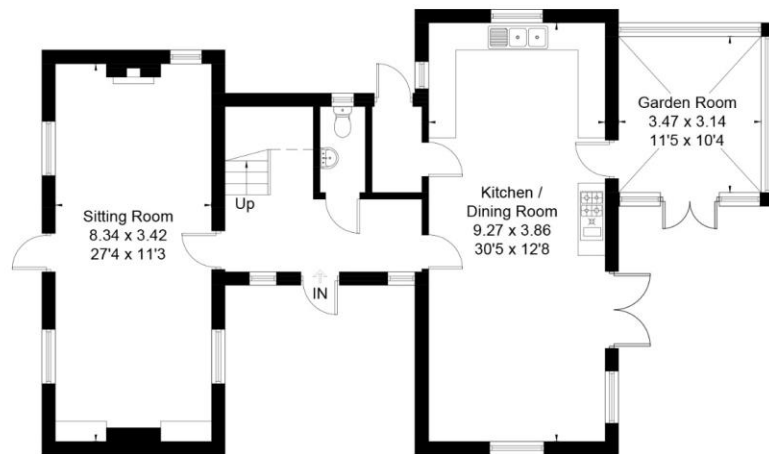
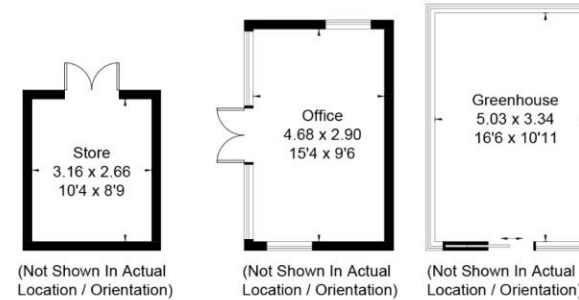
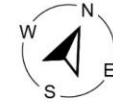
Local Authority Wiltshire Council Tel 0300 456 0109
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Directions What3words www.what3words buying.email.tram

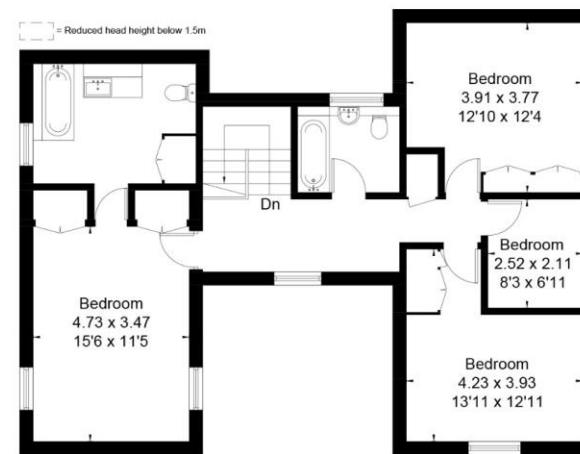
Note: We are informed that although unclear, a footpath runs along the southern boundary of the property. For more information, please contact the agents.



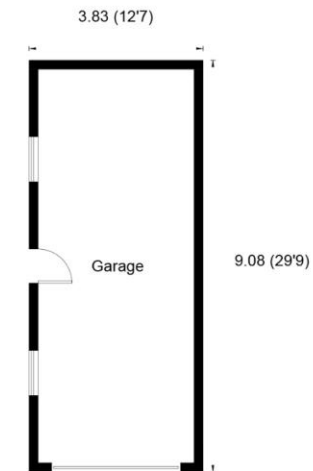
Approximate Floor Area = 177.4 sq m / 1909 sq ft
 Outbuildings = 68.9 sq m / 742 sq ft
 Total = 246.3 sq m / 2651 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #103758



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