



POUND HALL FARM

Norley Lane, Studley, Calne, Wiltshire



POUND HALL FARM STUDLEY

Beautifully presented edge of village country home with private garden, far-reaching views and ancillary accommodation, ideal for multi-generational living or income generation.

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Local Authority: Wiltshire Council Council Tax band: G Tenure: Freehold

Services: Mains electricity, drainage and water (metered). Oil-fired central heating, LPG bottles. (NB: Wessex water value in the driveway). Fibre broadband available.

Distances: Chippenham 5 miles (Paddington from 70 mins) | M4 (J17) 9 miles | Bath 18 miles | Tetbury 18 miles

Kemble Mainline Railway Station 20 miles (Paddington from 70 mins) | Cirencester 24 miles | Bristol centre 32 miles. (All times and mileages are approximate).

Directions: What3Words: [///oldest.newspaper.keys](#)

Guide Price: offers in excess of £1,100,000

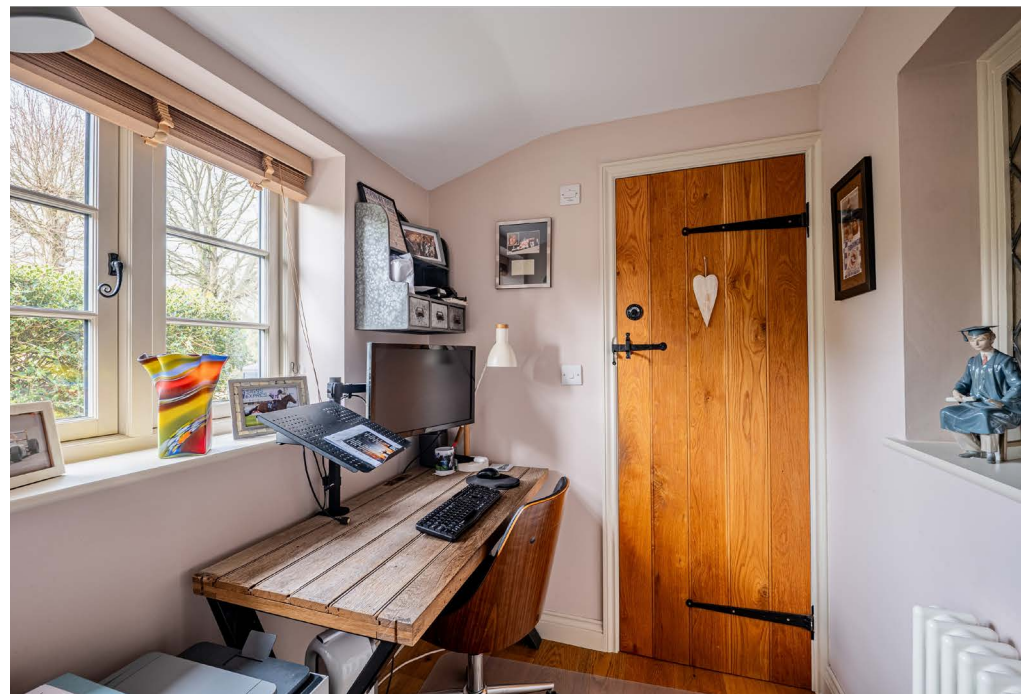


THE PROPERTY

Pound Hall Farm is a beautifully presented period property situated on the edge of the unspoilt village of Studley, surrounded by open countryside, yet accessible to Calne, Chippenham and Bath.

The main house was built as a traditional farmhouse, and the farm buildings have been converted to create versatile secondary accommodation, ideal for a dependent relative, generating income or a combination of both.

Pound Hall Farm is ideal for modern living, with a spacious reception room, a large kitchen/dining area, and outdoor entertaining areas. There are four double bedrooms over two floors with three bath/shower rooms. The adjacent Tiny Barn provides another bedroom, and the Stone barn could be a standalone cottage.





THE STONE BARN AND THE TINY BARN

The Stone Barn
A short walk from the main house is a one bedroom annexe/barn conversion. Ideal for dependent relatives, staff or letting for income generation. There is scope to reconfigure the accommodation to create a second bedroom. To the rear is a private garden with some of the best views over unspoilt countryside. It also has it's own parking.

The Tiny Barn
A beautifully finished studio bedsit with kitchen area, WC and shower; ideal for income generation as letting property, guest accommodation or a home office/studio. Dedicated parking and small outside sitting areas.



The Tiny Barn



The Tiny Barn



The Stone Barn



The Stone Barn



The Stone Barn



The Stone Barn



SITUATION

Calne, less than 3 miles to the East, provides excellent day-to-day shopping, whilst the towns of Chippenham, Marlborough and Devizes offer a more comprehensive range of shops and amenities. The charming market town of Marlborough (16 miles) is worth noting and offers a number of boutiques and specialist shops, as well as a selection of wine bars, restaurants and a calendar of cultural events. The compact, Georgian city of Bath, with its renowned music festival, fine theatre and famous array of historic sites and museums, lies approximately 18 miles away.

Schools in the area are exceptional, with St Margaret’s, St Mary’s Calne, Marlborough College, Westonbirt and many well regarded schools towards Bath, such as Stonar, Dauntsey’s, Kingswood, Kings Edward’s, Prior Park and Monkton Combe.

The house is well placed for communication links and lies about 8 miles from junction 17 of the M4 which provides fast access to the M25, Central London, and Bristol. Mainline train services from Chippenham station with direct trains to London Paddington from 68 mins and Bath from about 11 mins.

Sporting facilities include racing at Bath, Newbury and Cheltenham. There is golf at the Marquis of Lansdowne’s renowned Bowood Golf and Country Club, as well as at Castle Combe, Chippenham, and Marlborough.

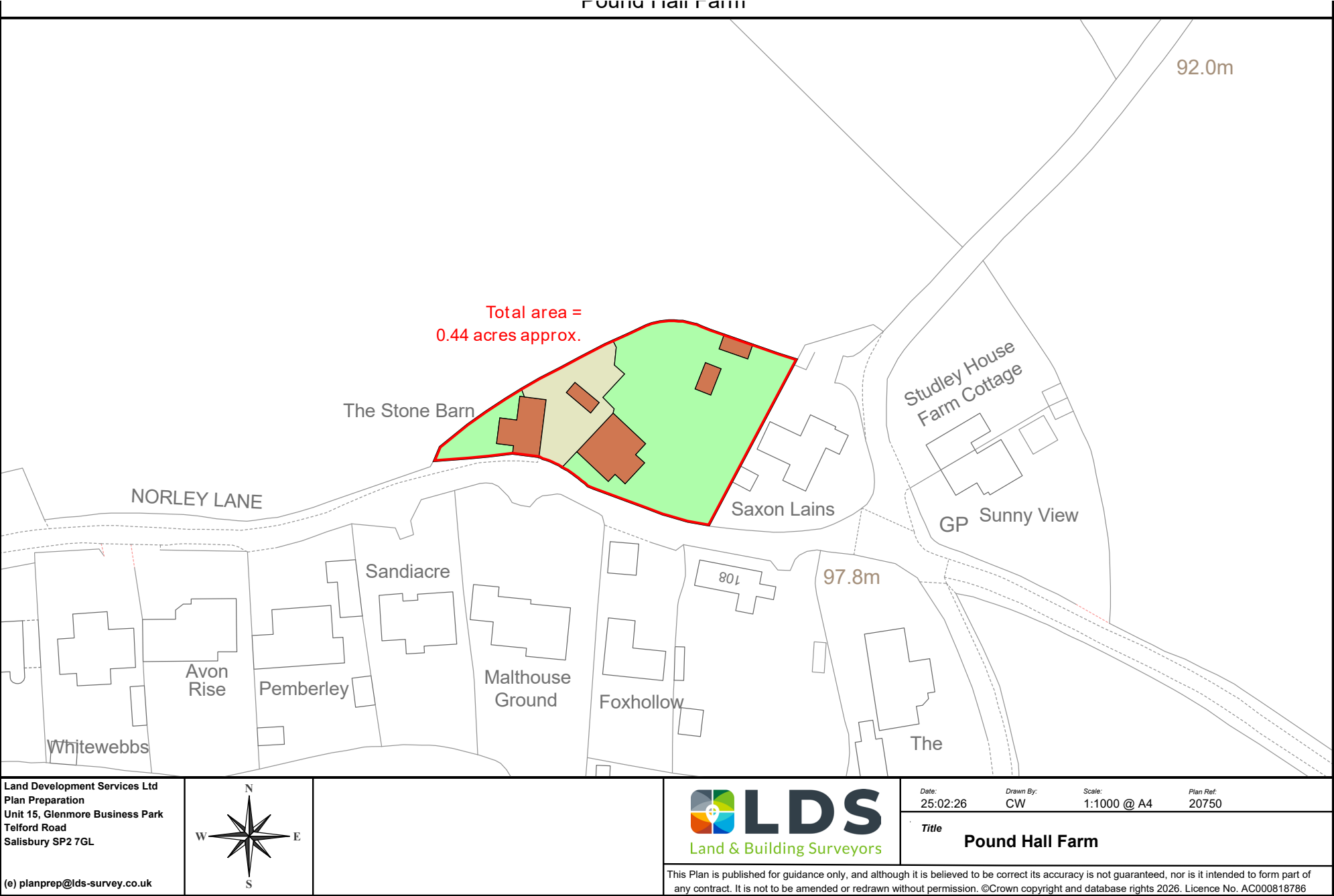




GARDENS

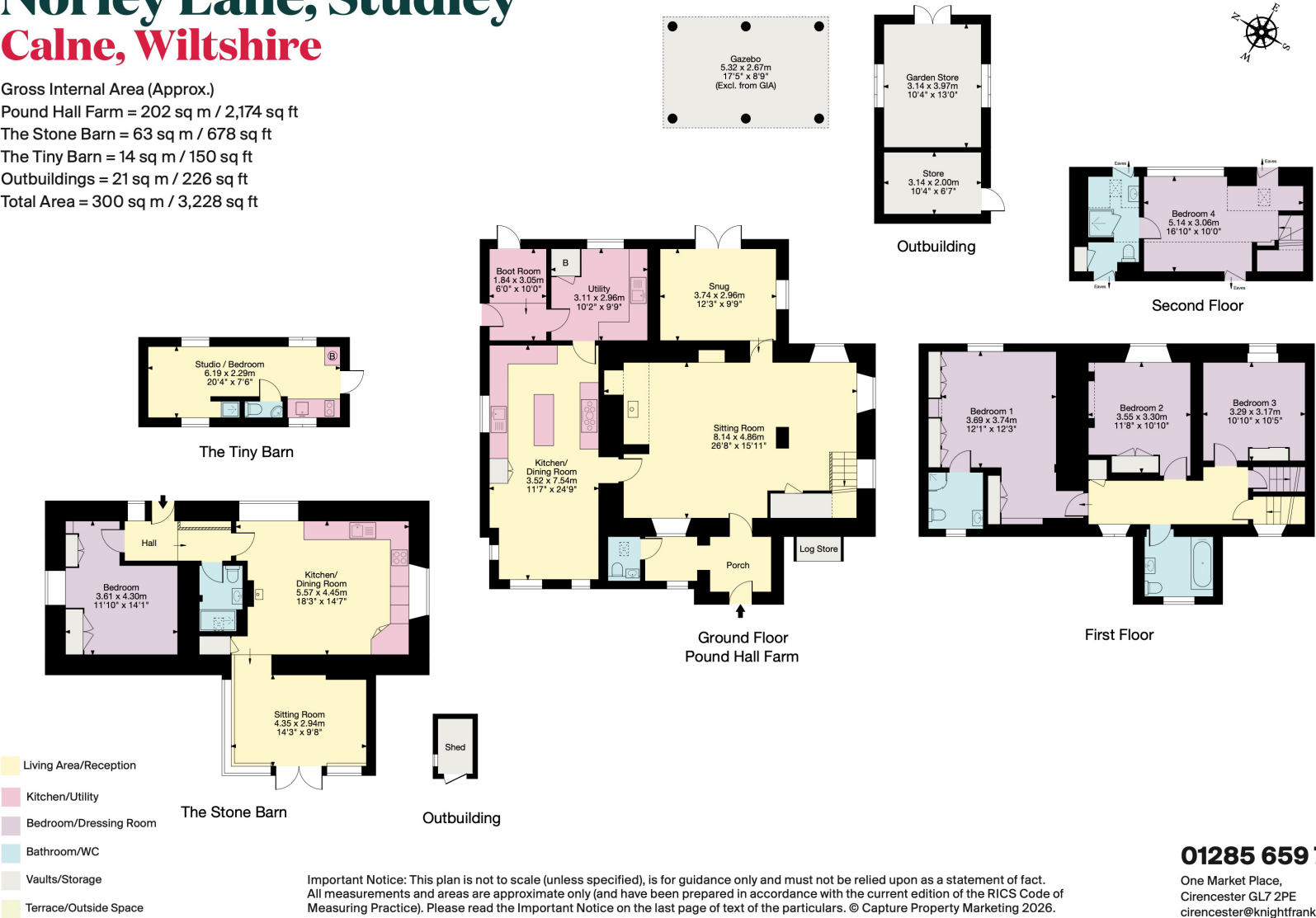
The outside areas are arranged into garden compartments, ideal for al fresco entertaining and country living. There is a garden store, a gazebo and extensive parking.

In all about 0.44 acres.



Norley Lane, Studley
Calne, Wiltshire

Gross Internal Area (Approx.)
Pound Hall Farm = 202 sq m / 2,174 sq ft
The Stone Barn = 63 sq m / 678 sq ft
The Tiny Barn = 14 sq m / 150 sq ft
Outbuildings = 21 sq m / 226 sq ft
Total Area = 300 sq m / 3,228 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



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