



📍 1 The Close, Hilmarton, Hilmarton, Calne, SN11 8TH

🏠 £775,000

Occupying a premium position on the edge of the highly regarded village of Hilmarton, with views over the neighbouring countryside, is this spacious five bedroom, four bathroom, three reception room, detached family home, with swimming pool, double garage and driveway parking.

- Executive Detached Family Home
- Countryside Views, Highly Regarded Village
- Five Double Bedrooms
- Stunning Dual-Aspect Principal Bedroom with En-Suite & Dressing Room
- Three En-Suites & Separate Family Bathroom
- Three Reception Rooms
- Well-Proportioned Gardens, with Swimming Pool
- Double Garage & AMple Driveway Parking
- Eco Upgrades

🏡 Freehold

🏠 EPC Rating D



A fantastic opportunity to purchase a five bedroom detached family home, offering 2300 sq ft of spacious, versatile and well-presented accommodation, designed for both large scale socialising and smaller, intimate family moments, superbly positioned to enjoy views over the neighbouring countryside, only a short walk from the centre of the highly sought after village of Hilmarton.

The accommodation is arranged over two levels; the ground floor opens with a welcoming formal hall that leads to a series of exceptional living spaces, including the super dual-aspect sitting room, open-plan kitchen / breakfast room, and large separate dining room / garden room. A delightful garden room provides a seamless connection to the grounds. A dedicated study provides the optimum space for those who work from home, or in some form of hybrid arrangement, with a cloakroom and utility room, completing ground floor.

To the first floor are five double bedrooms, three of which benefit from their own en-suite, including the principal bedroom, which is a large dual-aspect bedroom, with stunning en-suite complete with stand alone bathtub and dressing room. In addition to the three en-suites, there is a family bathroom to compliment the remaining two bedrooms, expertly designed for a busy household.

Externally the property enjoys gardens on three sides, with both lawned and patio seating areas, along with a swimming pool, offering both practicality and excellent outdoor living space. To the front is an integral double garage with electric roller door, and large driveway for multiple vehicles.

Further benefits include:

Eco-conscious improvements have been made by the current owners, including an air source heat pump and a 13.5kW Tesla Powerwall 3 (Negotiable), both of which enhance energy efficiency and reduce overall running costs. The system also provides future-ready potential for solar panel integration and the opportunity for energy resale back to the grid.

#### Situation

Hilmarton is a pretty village within easy reach of numerous amenities including the towns of Royal Wootton Bassett, Calne and Chippenham. The village has excellent local schooling, church and countryside walks. A more comprehensive range of amenities can be found in the towns of Marlborough (c. 10 miles), Devizes (c 6 miles) and Calne (c. 3 miles). Also within easy reach is the market town of Chippenham which has a mainline railway station (London Paddington - 1hr), Pewsey train station (London Paddington - 1hr) both within and excellent access to the motorway at Junction 17 & 16.

#### Property Information

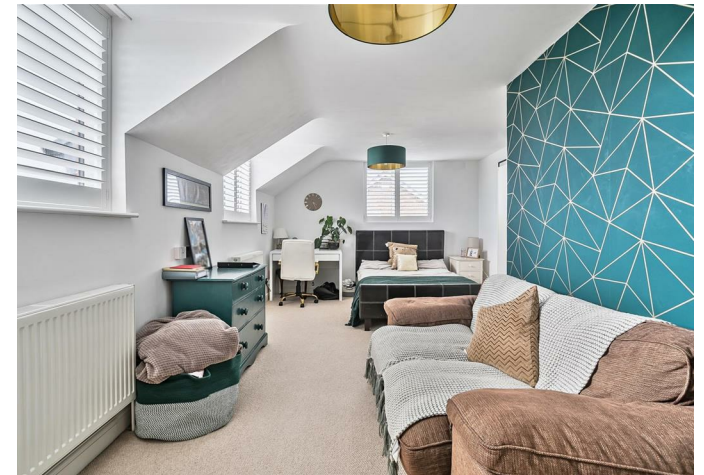
Council Tax Band; G

Freehold

Mains Electricity, Water & Drainage

Air Source Heat Pump

EPC Rating; D



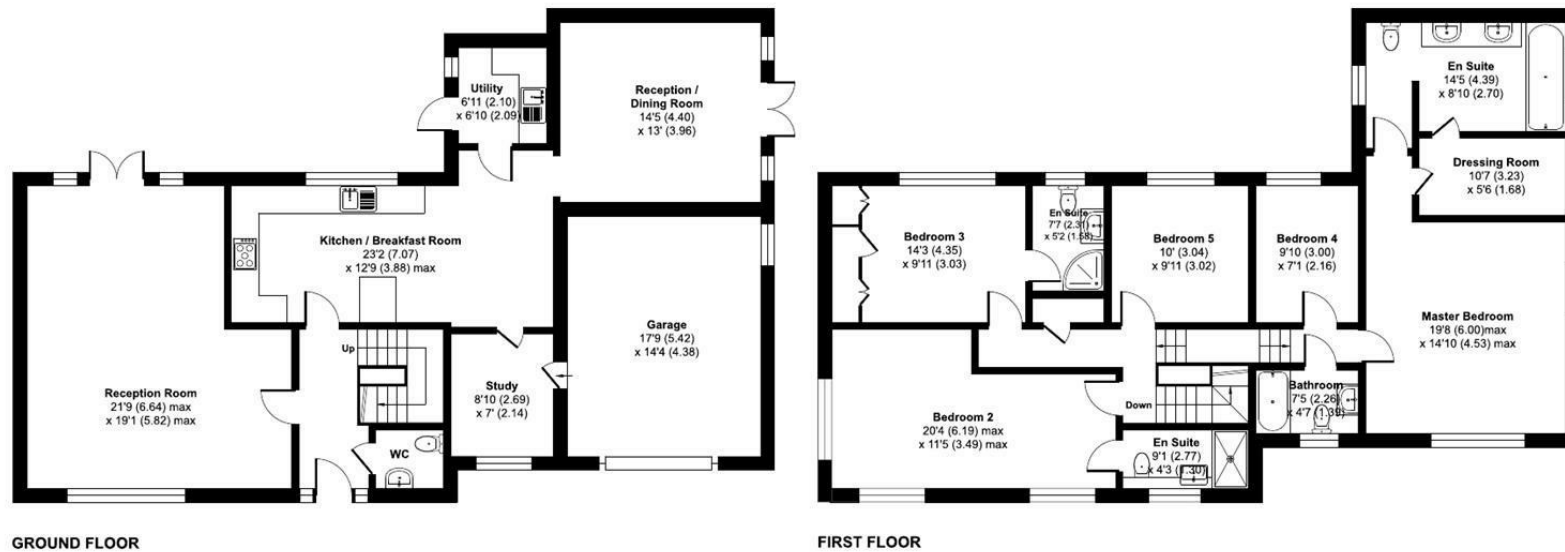
# The Close, Hilmarton, Calne, SN11

Approximate Area = 2300 sq ft / 213.6 sq m

Garage = 241 sq ft / 22.3 sq m

Total = 2541 sq ft / 235.9 sq m

For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Strakers. REF: 1417103

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