



**Castle Street, Calne**  
**Price Guide £400,000**

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- FILLED WITH PERIOD FEATURES
- THREE DOUBLE BEDROOMS
- 17ft 10 x 16ft 8 CELLAR/UTILITY
- SOUTH FACING PRIVATE GARDEN
- PARKING
- GAS CENTRAL HEATING
- GRADE II LISTED
- SEMI-DETACHED HOME
- CLOSE TO TOWN CENTRE AND TO COUNTRYSIDE



## 5, Castle Street

A gorgeous Grade II listed period home, dating back to the 17th century, tucked away in the heart of Calne's Heritage Quarter. Brimming with character, this charming property boasts stone floors, exposed beams, fireplaces, bespoke timber panelling and a wealth of period features throughout.

The generous ground floor includes a welcoming entrance hall, a spacious dual-aspect living and dining room, and a fitted kitchen. Upstairs, the first floor offers a large principal bedroom, a second double bedroom and a family bathroom. The top floor provides an additional double bedroom alongside a gallery landing, perfect as a study or extra sitting area. A particular highlight is the extensive cellar, which doubles as a utility and workshop space.

Outside, the home benefits from off-street parking and a delightful walled garden, complete with a patio, shaped lawn and colourful flower beds – a perfect private haven full of charm and character.

## LOCATION

A short walk takes you to the centre of town, which offers numerous facilities. Calne is a historic market town, surrounded by some of the most attractive countryside Wiltshire has to offer. From the home, you can walk down Castle Walk, which leads directly to beautiful country walks. Calne's Heritage Quarter features many period buildings and landmarks, including the Norman Church of St Mary's, the houses on The Green, historic barns, and the bell tower of the Town Hall and Corn Exchange.

## ACCESS & AREAS CLOSE BY

The A4 provides convenient routes east to nearby Marlborough, the Cherhill White Horse, historic Avebury, and the M4 eastbound. To the north, you can reach Lyneham, Royal Wootton Bassett, Swindon. To the west, the A4 leads to Chippenham and onward to Bath. A regular bus service, running approximately every 20 minutes during the day, connects Chippenham to Swindon, local rail stations, and the villages along the route.

## THE HOME

Outlined in further detail:

### FORMAL HALL

**13'4" x 6'3" (4.06 x 1.91)**

The hall features a stone floor and timber wall panelling adding to the period charm of the home as soon as you enter. Steps lead down to a garden access door and to a large cellar, which can also serve as a utility room or workshop. A balustrade staircase rises to the first floor, and there is a door leading to the living room.

### LIVING ROOM

**18'1" x 13'7" widening to 17'4" (5.51 x 4.14 widening to 5.28)**

An impressive dual-aspect room, featuring a bay window to the front, an additional front-facing window, and a window overlooking the rear garden and rooftops beyond. The generous size of the room easily accommodates large pieces of furniture, including multiple sofas, display units and a substantial dining table with chairs.

The focal point of the room is a fireplace with a feature

log-burning stove. The space also features bespoke timber panelling, with discreet storage cupboards. The room flows seamlessly into the fitted kitchen.

### KITCHEN

**14'0" x 6'6" (4.27 x 1.98)**

The kitchen is fitted with a selection of wall and floor cabinets, including pan drawers and a larder cupboard. The worktops are crafted from shaped wood block, and a section has been arranged as a breakfast bar. The room enjoys a window overlooking the rear garden, rooftops, and the spire of St Mary's Church. A glazed door provides views of the garden and direct access to it. Integrated appliances include an electric oven, a hob with a stainless steel filter hood, a fridge and a dishwasher. There is also an inset enamel sink with a drainer and the space is finished with tasteful tiling.

### CELLAR/UTILITY/WORKSHOP

**17'10" x 16'8" (5.44 x 5.08)**

A large cellar space that offers numerous uses. The room has an original stone slab floor. There are exposed beams and joists. A window looks out to the rear garden.

One side is organised for utility with plumbing for a washing machine and space for further appliances.

### FIRST FLOOR LANDING

A balustrade staircase rises to the top floor. Doors open to the bathroom and to the first-floor bedrooms. Timber panelling and floorboards.

### PRINCIPAL BEDROOM

**14'4" x 10'6" plus wardrobes (4.37 x 3.20 plus wardrobes)**

A wonderfully bright and spacious bedroom, complete with a front-facing window and a charming window seat. The room features a beautiful tiled fireplace and is adorned with timber panelling, adding warmth and character. It also includes a double wardrobe with matching doors and additional storage cupboards. There is plenty of space for a super-king bed and extra furniture.

### BEDROOM TWO

**10'7" x 8'4" (3.23 x 2.54)**

A beautiful double bedroom with a window looking out

to the front of the home. Space allows for extra storage furniture.

### BATHROOM

**12'9" x 5'0" (3.89 x 1.52)**

A spacious bathroom comprises a panel-enclosed bath with mixer taps and a shower over, a pedestal wash basin and a water closet. Window to the rear. A store cupboard of 3ft x 3ft houses the gas central heating boiler.

### GALLERY/ STUDY LANDING

**9'10" x 8'9" (3.00 x 2.67)**

This space offers numerous uses, currently used as a study space to complement the top floor bedroom. A window looks out to the front and a door opens to the third bedroom. Stripped wood floor, exposed beams and trusses.

### BEDROOM THREE

**12'6" x 12'1" (3.81 x 3.68)**

Another double bedroom. Stripped wood floor, exposed beams and trusses. A window looks out to the front. There is room for a double bed and further storage furniture.

### EXTERIOR FRONT

A cobbled area to the front allows parking for one vehicle, a rare convenience in such a central location.

### REAR ENCLOSED GARDEN

The garden can be reached from both the kitchen and the ground-floor hall and is delightfully enclosed by walls, offering a sense of privacy and seclusion. Just outside the house is a cozy patio, perfect for al fresco dining or morning coffee. Beyond this, a gently shaped lawn stretches out, bordered with colourful flower beds that bring the space to life. At the far end, a quaint corner has been thoughtfully arranged to display ornaments, adding a touch of whimsy and character to the garden.





Approximate Area = 141.4 sq m / 1522 sq ft

First Floor



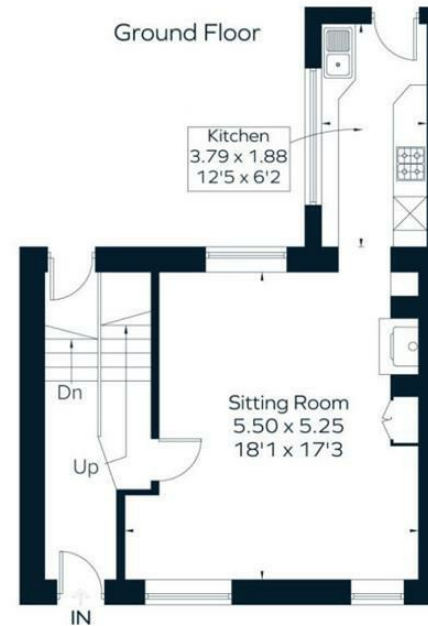
Second Floor



Lower Ground Floor



Ground Floor



Directions: For exact location and details on how to view please contact Butfield Breach on 01249 821110

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