

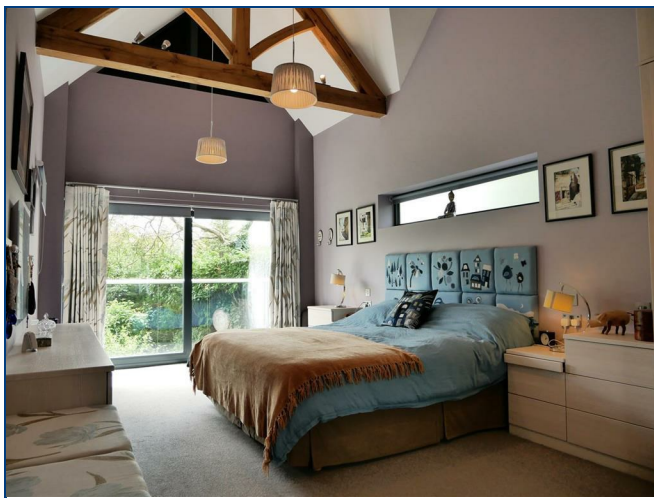
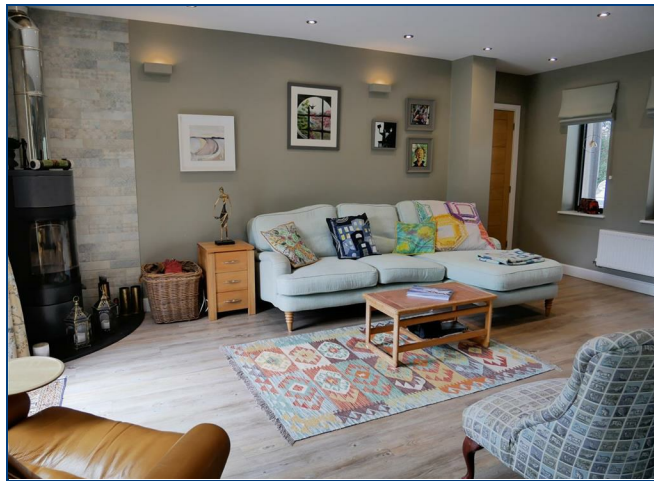


Castle walk, Calne

Price Guide £1,100,000

2 The Square, Calne, Wiltshire, SN11 0BY
01249 821110
calne@butfieldbreach.co.uk
www.butfieldbreach.co.uk

- Unique Contemporary Home
- Impressive Vaulted kitchen/dining/living room
- Fantastic Entertaining Space
- Wonderful Large Gardens & Large Private Drive
- Utility Room
- Vaulted Principal Bedroom & En-suite (Ground Floor)
- Three further Double Bedrooms
- Living Room with Wood Burner
- Edge of Countryside Location
- Green House & Outbuilding



Byeways, Castle walk

Byeways is an exceptional, architect-designed home offering luxury, flexibility and stunning indoor-outdoor living. Featuring a breathtaking vaulted open-plan kitchen, dining and living space with wood burner, bespoke quality finishes throughout, a ground-floor vaulted principal suite and three further bedrooms to the first floor. Occupying a generous plot of approximately one-third of an acre, the beautifully landscaped gardens are designed for entertaining, relaxation and cultivation.

Located on the highly sought-after Castle Walk, a no-through road close to both the town's amenities and to open countryside. Highlights include a premium Hydropool hot tub, rainwater harvesting system, powered log cabin, an impressive greenhouse and ample private driveway parking.

Location

Byeways occupies a highly desirable position on the edge of the countryside close to the North Wessex Downs, combining easy access to Calne's amenities with outstanding walking countryside and the parkland of Bowood House. Both the market towns of Devizes and Marlborough are both a 20min drive away. The National Trust village of Lacock is also easily accessible. Fast rail connections from Chippenham to London Paddington, together with excellent schooling in both the state and independent sectors. Independent schooling is available locally at St Margaret's Preparatory School and St Mary's Calne, one of the country's leading independent girls' schools.

The Home

Byeways was comprehensively rebuilt by the current owners in 2019, resulting in a contemporary home finished to an exceptional standard throughout. The property is approached via a private stone driveway providing ample parking and is situated on circa a third of an acre.

Ground Floor

Entering the home, there is a wide entrance hallway featuring an impressive picture window and sculptural concrete staircase with bespoke oak handrail. Designed with exceptional versatility in mind, the ground floor lends itself to effortless lateral or multi-generational living if desired.

The principal reception rooms flow naturally from one to another, creating a wonderful sense of space. These include a formal dining room with a roof lantern and a welcoming living room with a wood-burning stove, both enjoying direct access to the garden through patio doors.

At the heart of the home is a spectacular open-plan kitchen, dining and family room. A vaulted ceiling above the central island creates a wonderful sense of volume, while bespoke locally crafted painted

cabinetry is beautifully complemented by Brazilian Wild West Green granite worktops. The kitchen is exceptionally well equipped with a comprehensive range of integrated Miele appliances, including a multifunction oven, combination steam oven, microwave, six-zone induction hob with extractor, raised-height dishwasher and larder fridge, together with an AEG wine fridge. The island is further enhanced by a Quooker boiling water tap. Full-width French doors at the rear of the room open effortlessly onto the garden, creating a seamless connection between indoor and outdoor living.

The adjoining utility room is finished to the same high standard, featuring a Hague water softener, drying cupboard, mixer tap with separate shower head and underfloor heating.

Principal Suite & En-suite

21'2 x 11'3 (6.45m x 3.43m)

Completing the ground floor is a superb principal bedroom suite with a striking vaulted ceiling, bespoke fitted furniture and a luxurious en-suite shower room. Generous in scale and beautifully finished, the suite enjoys the added comfort of underfloor heating.

First Floor

A beautifully light and airy landing leads to three well-proportioned double bedrooms, each finished to an excellent standard and enjoying pleasant views over the rear garden. Generous in size and filled with natural light, the bedrooms are served by a stylish four-piece family bathroom, thoughtfully designed and beautifully appointed. Each bedroom benefits from zone-controlled heating.

Measurements as Follows:

Bedroom Two

14'7 x 12 (4.45m x 3.66m)

Dual aspect. Built in Wardobes.

Bedroom Three

10'11 x 10'7 (3.33m x 3.23m)

Bedroom Four

12'2 x 8 (3.71m x 2.44m)

The Garden

The property benefits from a beautifully designed and exceptionally well-planted garden that has been thoughtfully landscaped to create a series of attractive outdoor spaces. Expanses of lawn are complemented by an impressive variety of established planting and cultivation space providing year-round interest, colour and structure throughout the garden.

Designed with both relaxation and practicality in mind, the outdoor space features a Hydropool hot tub and a seating area enhanced by a remotely operated electric awning, creating an ideal setting for outdoor entertaining.

A comprehensive rainwater harvesting system has been installed, with rear rainwater gutters feeding a substantial 6,500-litre storage tank. Pumped outlets are positioned at various points throughout the garden, providing an efficient and sustainable irrigation solution.

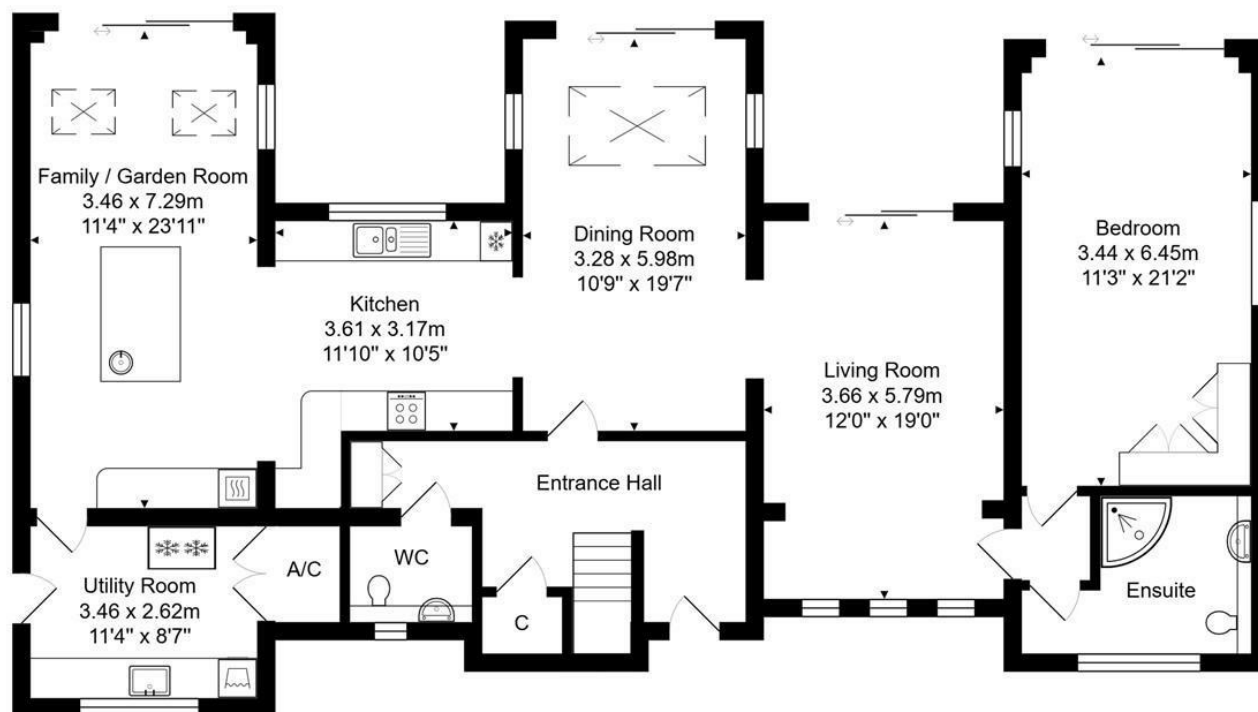
Additional features include a 3m x 3m log cabin with electrical power, offering flexible space for hobbies, storage or a home office, and a large Cultivar greenhouse (2438mm x 4752mm) equipped with power and a pumped rainwater supply, making it ideal for keen gardeners and year-round cultivation.

SERVICES AND PROPERTY INFORMATION

- Freehold
- Mains water, septic tank.
- Gas Boiler, partial underfloor heating.
- Council tax band: D (Subject to review upon Sale)
- Energy efficiency rating: E

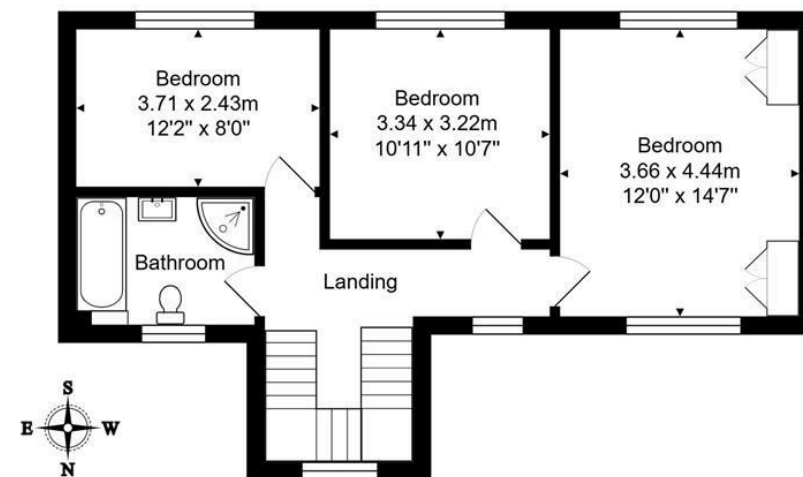






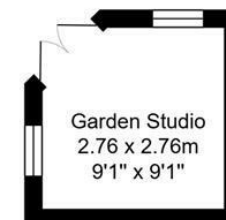
Ground Floor
Area: 147.6 m² ... 1589 ft²

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement.
This plan is purely for illustrative purposes only and should be used as such by any prospective purchaser.
www.epcassessments.co.uk



First Floor
Area: 53.7 m² ... 578 ft²

Total Area: 208.5 m² ... 2244 ft²



Garden Office / Studio
Area: 7.2 m² ... 77 ft²

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

You may download, store and use the material for your own personal use and research. you may not republish, retransmit, redistribute or otherwise make the material available to an party or make the same available on any website, online service or bulletin board of your own or of any part or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.