



The Green, Calne
£675,000



A Truly Unique Period Home with Exceptional Gardens, Parking & Character Features.

Nestled just off the Historic Green and forming part of the curtilage of a Grade II Listed home, this remarkable period residence offers a rare blend of heritage charm and modern practicality.

The principal living area boasts a stunning high ceiling, warm wood flooring and a wood-burning stove, creating a perfect space for both relaxing and entertaining. The bespoke fitted kitchen is equally impressive, with a vaulted ceiling, stable door and tiled wall detailing.

Upstairs, the three bedrooms continue the theme of character, including beautifully vaulted ceilings and original trusses. A versatile east wing adds flexibility to the layout, featuring a separate living room, wet room and an additional vaulted bedroom—ideal for use as a self-contained annex, guest suite, or workspace.

Outside, the property continues to impress. There is a generous main garden, a side courtyard garden, and a gated driveway with extensive parking for multiple vehicles. A hardstanding area offers additional space for three cars and previously held planning consent for a double garage, offering scope for future development. The home also benefits from double glazing and gas central heating.



ACCESS & AREAS CLOSE BY

Calne is a market town steeped in history, with a rich heritage of traditional industries including textile production and Wiltshire ham. Calne is the birthplace of Joseph Priestley, famous for his discovery of oxygen who conducted his experiments at nearby Bowood House. Idyllic countryside surrounds the town with brilliant walking routes and nearby villages with abundant traditional country pubs. While in the town, you'll find cafes, a microbrewery, and a variety of independent and high-street shops, supermarkets and eateries. There are a good selection of primary schools and a secondary school, Kingsbury Green Academy. There are GP and dental surgeries and three leisure centres with swimming pools, fitness suites and health classes. There is also the ever-popular Calne Football, Rugby, Cricket and Tennis Clubs, as well as a great cycling and running community. The town enjoys annual events including the Music and Arts Festival, the Winter Lantern Parade and the Bike Meet. With excellent transport links, to the east down the A4 you will pass Cherhill White Horse, Silbury Hill, historic Avebury and then onto Marlborough. To the west is Bowood, Chippenham, Bath and the M4 westbound. To the north is Royal Wootton Bassett and the M4 eastbound.

LOCATION - THE GREEN

The area surrounding the home has been recently classed as a Heritage Quarter as it is steeped in history. The property is situated on The Green, a peaceful conservation area surrounded by impressive period homes, of which this is one. A short walk takes you to the multiple facilities of the town and also to open countryside.

THE HOME

The property was converted around thirteen years ago into a private residence. It is within the curtilage of a Grade II listed home and occupies an enviable position just off the tree-bordered open space of The Green and down a private driveway. In more detail as follows:

MAIN LIVING SPACE

27'6" x 15'7" (8.38 x 4.75)

Spacious Triple-Aspect Reception Room. A bright and generous room with high ceilings, oak wood flooring and a balustrade staircase to the first floor. Glazed French doors and multiple windows provide garden and courtyard views, filling the space with natural light. The room features a fireplace with log burner and offers ample space for large furniture, with direct access to the fitted breakfast kitchen.

FITTED BREAKFAST KITCHEN

17'9" x 12'1" (5.41 x 3.68)

Thoughtfully designed for the home cook, this kitchen features fitted wall and base units with woodblock worktops, a range cooker, extractor hood, and is finished with decorative tiled splashback wall, oak flooring and pendant lighting. Integrated appliances include a fridge, freezer, wine cooler, dishwasher and washing machine. A window and stable door overlook and open to the side courtyard, with access to the inner lobby. The space can comfortably fit a bistro table or barstools.

MAIN HOUSE LANDING

A balustrade landing with doors that lead to the principal bedroom, bedroom three and to the family bathroom. Skylight window.

BATHROOM

7'6" x 7'6" (2.29 x 2.29)

Finished with Travertine wall and floor tiles, this stylish bathroom features a panel-enclosed bath with shower attachment, pedestal basin, and WC. Additional touches include a towel rail radiator, a large mirror and a skylight window for natural light.

BEDROOM ONE

15'6" x 13'9" (4.72 x 4.19)

A stunning bedroom with a high vaulted ceiling, exposed timber beams and trusses. Windows offer views over the main garden and to the side. Spacious enough for a super king-size bed and additional large furniture. Built-in storage cupboard. Wood effect grey flooring.

BEDROOM THREE

10'6 x 7'3 (3.20m x 2.21m)

Bedroom three is a generous single bedroom with a built in storage cupboard, which houses the hot water cylinder. Exposed timbers and a window viewing out to the side. Grey wood-effect flooring.

EAST WING

This section of the property can be accessed from the main home or directly from the coach house courtyard. Outlined as follows;

INNER HALL

The hall connects the main house to the annex. From here you enter annex living room and the wet room.

WET ROOM

7'0" x 4'6" (2.13 x 1.37)

The room is finished with 'Travertine' flooring that offers underfloor heating. Wall tile finishes and a towel rail radiator. There is a walk-in shower, a water closet and a wash basin. Towel rail radiator and a light with a shaver point. Extractor fan.

EAST WING RECEPTION ROOM

18'6" x 14'10" (5.64 x 4.52)

A versatile reception room that can serve as an extension of the main home or as a dedicated annex lounge. Features include an open fireplace, balustrade staircase to a vaulted bedroom and a box bay window with additional windows overlooking the coach house courtyard. A stable door provides direct outdoor access. The space includes fitted floor cabinets with tiled splashback, integrated fridge and freezer, and an understairs storage cupboard. Generously sized to accommodate a sofa, dining table, and additional furniture.

EAST WING BEDROOM

18'0" x 14'9" (5.49 x 4.50)

Another magnificent bedroom with a high vaulted ceiling, exposed timber beams and trusses. Offers ample space for a super king-size bed and additional large furniture. Includes a side-facing window and a striking high-level circular window. A balustrade adds further architectural interest.

EXTERIOR

Outlined a little more detail as follows;

VEHICLE HARD STANDING

Before entering the home, a wide hardstanding comfortably accommodates three vehicles, with additional space for a shed and bin storage. Ornate iron gates to the side provide access to the driveway and home. The vendors advise that previous planning permission was granted for a large garage, offering future development potential (subject to permissions).

GATED DRIVE

Two ornate iron gates open onto the shingled drive that flows down one side of the garden and leads to the home and to the coach house courtyard. The drive enables secure parking for a multitude of vehicles.

LARGE GARDEN

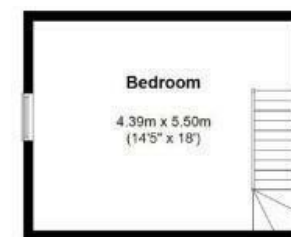
The main garden is beautifully landscaped featuring a large lawn interspersed by brick pathways. There is a central rectangular flowerbed, shingled areas for display a large patio adjacent to the house. The patio can happily accommodate outside furniture for relaxation, entertaining and lounging.

COACH HOUSE COURTYARD

The coach house has courtyard that has a 'real back in time feel'. There is a curving brick patio for entertaining and lounging plus a large shingled area further activity. There is a wood store and pretty views over the main garden the rear sections of the house. For a slight separation living the coach house courtyard offers a distinct garden for the annex.

It is a very pleasant retreat and offers a good area of privacy. N.B. There is a gate with a historic right-of-way from a house on The Green.





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

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