



THE CHALK BARN

Compton Bassett, Wiltshire



STYLISHLY CONVERTED BARN OF EXCEPTIONAL QUALITY

Set within an attractive rural setting with approximately 31.81 acres of pastureland.

Summary of accommodation

Two/three bedrooms | Two bathrooms | Two receptions | Potential bedroom three/gym

Garage | Workshop | Modern portal barn | Barn | Car ports | Field shelter

EPC band: B

Local Authority: Wiltshire Council

Council Tax band B

Services: Mains water, electricity and drainage. Wood pellet biomass heating system. Fibre broadband available.

Postcode: SN11 8RE

What3words: ///summaries.labels.learns

Tenure: Freehold

Distances: Calne 3.5 miles, Marlborough 12 miles, Chippenham 10 miles (London Paddington 75 minutes)
Swindon 17 miles (London Paddington 65 minutes), M4 J16 12 miles (All distances and times are approximate)

LOCATION

The Chalk Barn is situated on the edge of Compton Basset, a charming hamlet in the foothills of the north downs, to the east of Calne.

Calne provides excellent day to day shopping with Tesco's and Sainsbury's, whilst a few miles to the east is the popular town of Marlborough, providing further shopping and recreational facilities. There are excellent schools in the area including St Mary's, Calne, Dauntsey's and Marlborough College. There are also good primary and secondary schools in Calne.

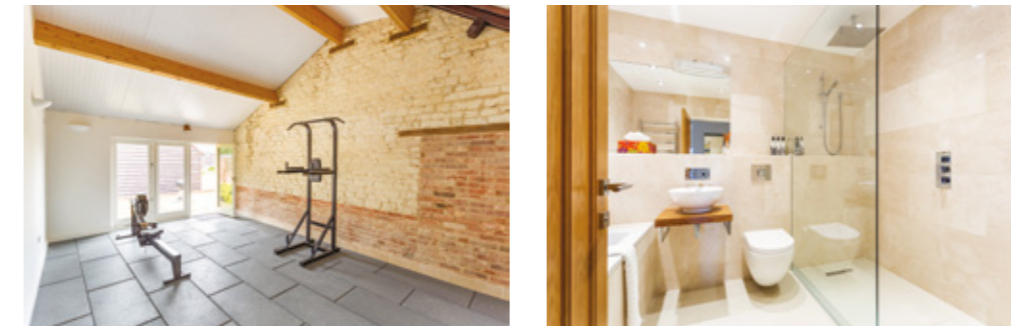
The region provides an excellent array of sporting and leisure opportunities. There is racing at Bath, Newbury, Cheltenham and Wincanton, and golf at the highly regarded Bowood Golf and Country Club, along with courses in Calne, Chippenham and Marlborough. The UNESCO World Heritage Site at Avebury, owned by the National Trust, is also close at hand and offers wonderful walking and exploration.

The property is well placed for road and rail connections. Junction 16 of the M4, about 13 miles away, provides fast access to the M25, Central London, Reading and Bristol. Mainline rail services from Chippenham and Swindon offer regular trains to London Paddington, with journey times of around 74 and 65 minutes respectively.

THE PROPERTY

The Chalk Barn is an impressive single-storey home, thoughtfully converted to a high specification, combining the character of traditional architecture with contemporary finishes.

The accommodation extends to approximately 2095 sq ft. A particular feature is the generous proportions throughout, enhanced by vaulted ceilings, exposed beams and sections of original stonework, all of which contribute to the property's light-filled and characterful ambience.



The principal reception space is both welcoming and versatile, with a well-proportioned sitting room with a living flame pellet boiler and direct access to the outside. The kitchen/dining room is designed for modern family living and entertaining, fitted to a high standard and offering ample space.

Two substantial bedroom suites, both of excellent scale, benefit from the barn's striking structural features, including exposed timbers and high ceilings. A further room currently arranged as a gym offers flexibility for alternative use, such as a third bedroom or study, subject to requirements.

Externally, The Chalk Barn is approached via a gravel driveway providing ample parking. There is an excellent range of agricultural buildings including a five-bay steel frame barn, together with a six-bay implement storage barn as well as a double garage and adjoining store. There is a further 12 bay storage barn and a field shelter with bat box. The surrounding outbuildings and additional barns offer further potential, subject to the necessary consents.



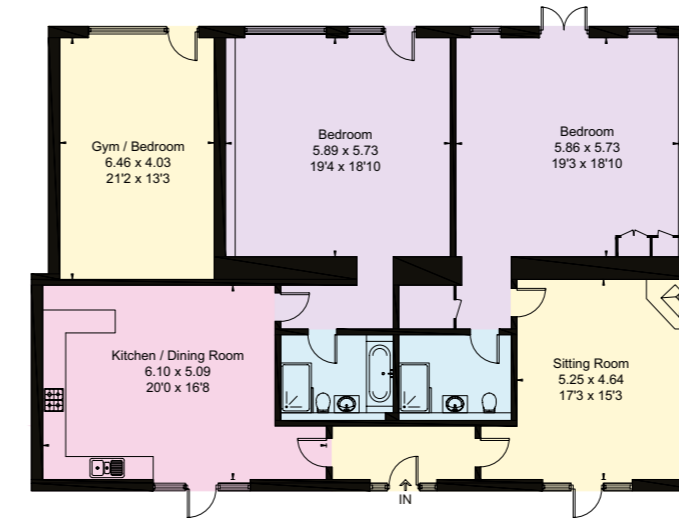
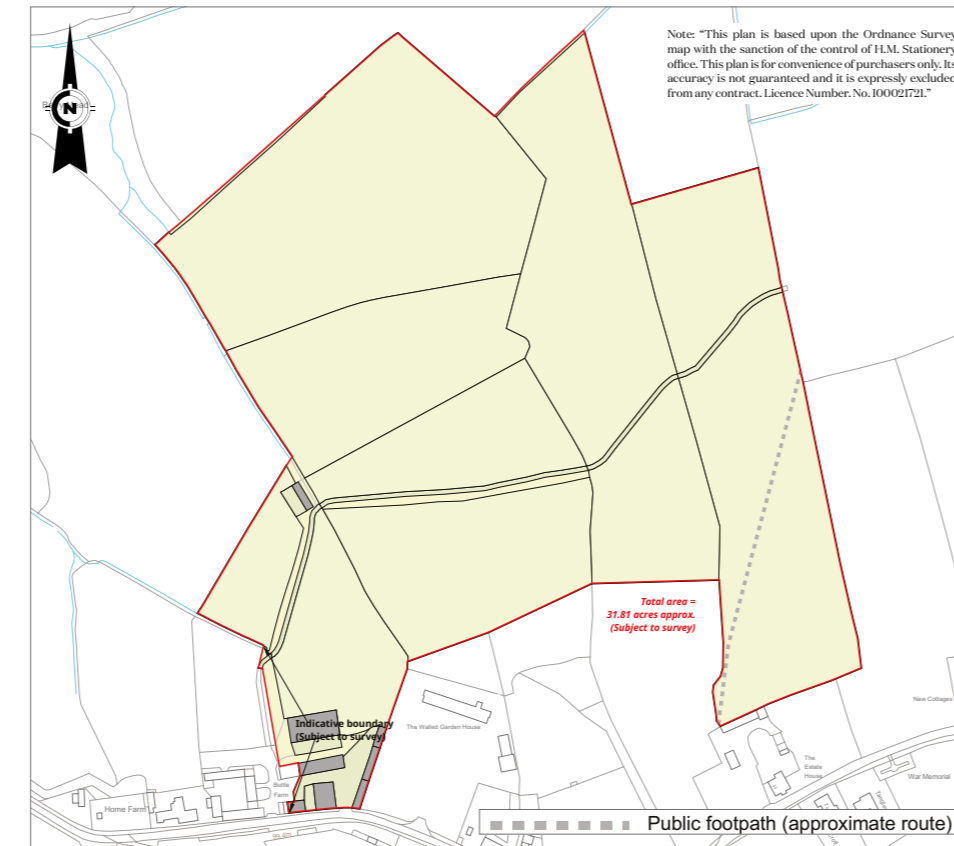


The property is set within approximately 31.81 acres of pastureland, ideal for equestrian or smallholding use, and provides a wonderful sense of space and privacy.

The Chalk Barn represents an exceptional opportunity to acquire a stylish and characterful country home with land, offering both lifestyle appeal and versatility in a highly attractive setting.

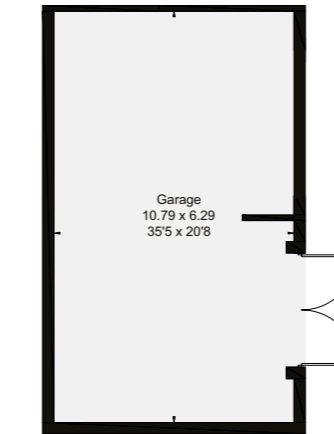
VIEWING

Viewing by prior appointment only with the Agents.



Ground Floor (The Chalk Barn)

(Not Shown In Actual Location / Orientation)



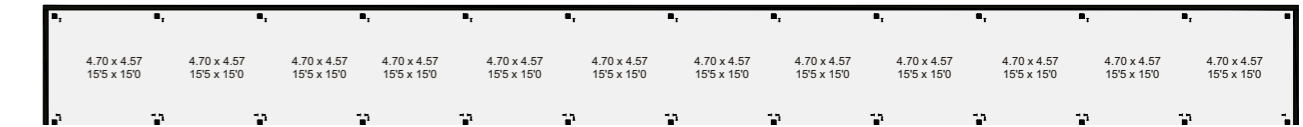
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Approximate Gross Internal Area
 The Chalk Barn = 194.7 sq m / 2095 sq ft
 Garage = 68.0 sq m / 731 sq ft
 Outbuildings = 1051.0 sq m / 11313 sq ft
 Total = 1313.7 sq m / 14139 sq ft

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

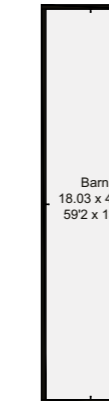


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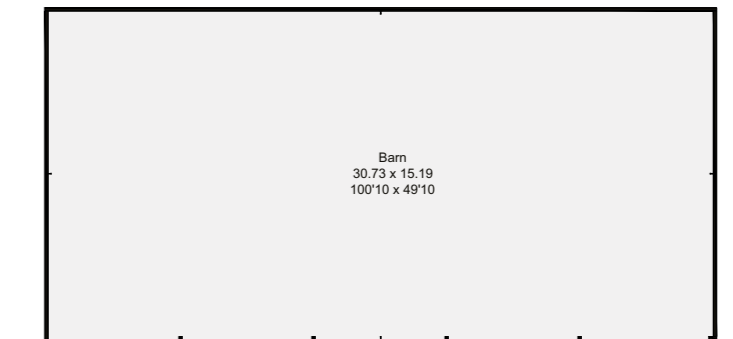


Carports

(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



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.

I would be delighted
to tell you more.

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