



**CASTLEFIELDS HOUSE,
CALNE**

Carter Jonas

CASTLEFIELDS HOUSE, CASTLEFIELDS, CALNE, SN11 0EA

**A STYLISH PERIOD HOUSE LOCATED CLOSE TO THE TOWN CENTRE AND
DELIGHTFUL COUNTRYSIDE WALKS.**

KEY FEATURES

- Over 6000 square feet
- Town Location
- Detached, period property
- Eight bedrooms
- Four bathrooms
- Driveway parking
- Annexe
- Cellar
- Walking distance to town and countryside walks



SITUATION

Calne has a town hall, library, a church, and a sports/leisure centre and provides excellent day-to-day shopping. Bowood House, a short distance away, has an eighteen-hole golf course and a popular child's adventure playground. A few miles to the east is the popular market town of Marlborough, which offers a further variety of shopping, recreational and educational facilities, including a Waitrose. The property backs on to a nature reserve and is ideal for walking and rural pursuits.

Communications are good, with a railway station at Chippenham c8 miles west linking London Paddington, Bristol and Bath, or the M4 motorway (Jct. 16) is c11 miles to the north, giving access to London Heathrow and Bristol.

The area has excellent schools, including St Mary's Calne, Dauntseys and Marlborough College. There are also good primary and secondary schools in Calne.

DESCRIPTION

Castlefields is an exceptionally handsome Grade II-listed former hunting lodge set in grounds of a third of an acre. Built in the early 19th century in the Tudor Revival style, it is positioned on the edge of the market town Calne in Wiltshire, within the Calne Conservation Area. The original architectural detailing is highly unique with wonderful original joinery, fenestration, plasterwork, and chimneypieces. It also features exquisite stonework, seen perhaps most notably in the beautiful stone cantilever staircase.

Castlefields offer a truly unique purchase with over 6000 square feet of accommodation including eight bedrooms, four bathrooms, cellar, attic rooms and an annexe. Upon entering the property, you are greeted in the magnificent hallway which truly sets the tone for the rest of the property. There are four formal reception rooms to the ground floor, as well as a prep kitchen, main kitchen, utility/craft room and an orangery.

To the first floor, you will find the main bedroom suite with ensuite bathroom and adjoining dressing room. Across the landing are two further double bedrooms, one with ensuite and the main family bathroom. There are also two further double bedrooms and a bathroom to this floor. These two further bedrooms can be accessed via their own staircase making them ideal for when extended family or guests come to stay.

To the top floor are the attic rooms, two of which are utilised as bedrooms and the third as storage space but could make for a home office. There is also a large bathroom to this floor.

The cellar which is large and has good ceiling height is accessed by descending a stone staircase discretely set behind a doorway in the kitchen. A long brick-paved hallway leads to a series of rooms with excellent ceiling heights. This floor features an open well, currently used for watering the gardens in high summer.

OUTSIDE

The house is approached via Castlefields and double wooden gates open out to a large gravelled parking area for several vehicles. The garden is mainly laid to lawn with an array of specimen tree, hedge and flowers borders, making the garden completely private. The annexe is currently configured into two separate flats, both of which need complete renovation. Returned to their former glory, it would make for a fantastic rental income or alternatively could be made into a large one-bedroom annexe for additional living space.

SERVICES & MATERIAL INFORMATION

- Freehold
- Mains water, mains drainage. Gas central heating
- Council tax band: G
- Energy efficiency rating: E
- Broadband and mobile coverage. Please refer to Ofcom website

GUIDE PRICE £1,600,000 subject to contract

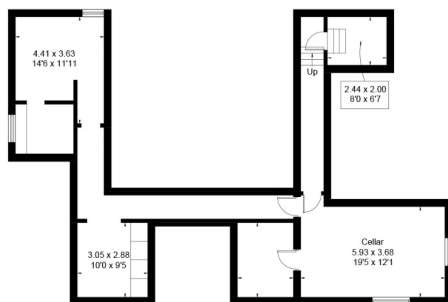




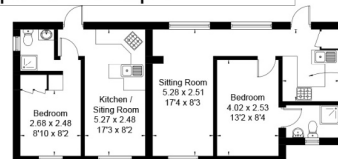
Castlefields House, Castlefields Calne SN11 0EA
 Approximate Area = 5311 sq ft / 493.4 sq m
 Cellar = 904 sq ft / 84 sq m
 Outbuilding = 724 sq ft / 67.3 sq m
 Total = 6939 sq ft / 644.7 sq m



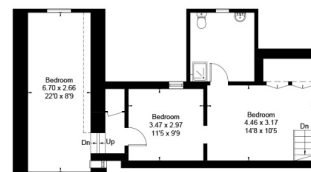
First Floor



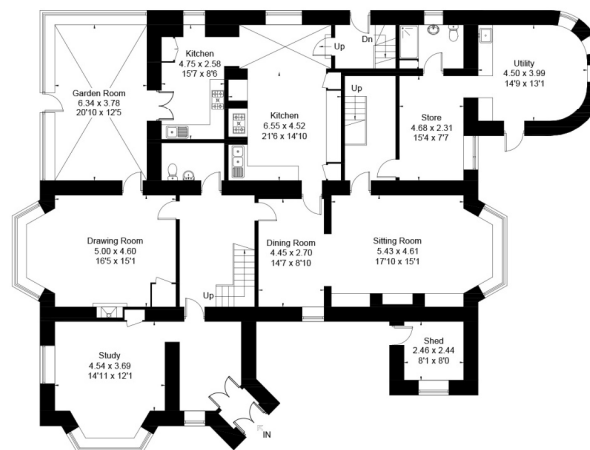
Cellar



(Not Shown in Actual Location / Orientation)



Second Floor



Ground Floor

Lower Ground Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #78208

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Classification L2 - Business Data