

The Old Vicarage

Anchor Road, Calne



A delightful Georgian family home that combines period charm with modern living

A superbly appointed and expansive Georgian residence offering versatile accommodation, including multiple reception rooms, six spacious bedrooms, a large garden, heated swimming pool, and a private gated driveway, all within striking distance of Calne town centre.



4 RECEPTION ROOMS



6 BEDROOMS



**3 BATH/
SHOWER ROOMS**



GARAGE



5,028 SQ FT



FREEHOLD



TOWN



GARDENS



**GUIDE PRICE:
£2,000,000**

The property

The Old Vicarage is a delightful family home that combines period charm with modern living. Situated in a desirable location in Calne, the property offers generous living space, including six bedrooms, multiple reception rooms, and a large playroom, making it ideal for family life. With an impressive garden, swimming pool, and excellent proximity to local amenities, this property truly offers the best of both indoor and outdoor living.

The Old Vicarage is an elegant Georgian property that blends traditional character with modern comforts. Upon entering, the entrance hall leads to various reception rooms, including a spacious sitting room, dining room, and drawing room, all beautifully proportioned and filled with natural light. The heart of the home is the well-equipped kitchen/breakfast room, which flows seamlessly into a sunroom, offering a bright and inviting space to relax or entertain. Additionally, there is a study, utility room, cloakroom, and direct access to a large playroom, providing ample space for family living.

The first floor is home to the dual-aspect principal bedroom with glorious views over the gardens, and benefits from a shower room located directly next door. Two further generously sized bedrooms are accessed from the main landing, while three additional spacious bedrooms are located along a secondary corridor, served by two family bathrooms, offering flexibility for family use or visiting guests. The property also features a large full-height cellar, ideal for storage, as well as a wine storage area accessed internally from the kitchen, adding further convenience.





Outside

The property enjoys a delightful wraparound garden of approximately 0.83 acres, which is mainly laid to lawn and adorned with a wide variety of mature trees and herbaceous shrubs. The large and private garden offers plenty of space for outdoor activities and entertaining. A private gated entrance leads to a gravelled driveway, providing off-road parking for several vehicles and access to a double garage.

For those who enjoy outdoor living, the garden also features a heated swimming pool (measuring approximately 30m x 3.5m), perfect for relaxation or exercise. A private patio area and a summer house provide further outdoor entertaining spaces, while an enclosed courtyard, accessed from the sunroom, kitchen, and playroom, offers a tranquil setting for evening gatherings.

Location

The Old Vicarage is ideally located in the historic market town of Calne, offering excellent access to all local amenities, including shops, schools, and healthcare services. Calne is known for its charming character, with a mix of Georgian and Victorian architecture, and is surrounded by the beautiful countryside of Wiltshire. The town offers good local schools, making it a popular choice for families.

The property is well connected by road, with easy access to the M4 motorway (Junction 17) via the A4, providing links to Bath, Bristol, and beyond. For those commuting by rail, Chippenham station is just a short drive away, offering direct services to London Paddington. The nearby town of Marlborough provides additional amenities, and the picturesque village of Bowood, home to Bowood House and Gardens, is just a short distance away.



Distances

- Marlborough 13.6 miles
- Devizes 8.5 miles
- Melksham 9 miles
- Corsham 10.3 miles
- Bath 19.9 miles

Nearby Stations

- Chippenham 6.5 miles

Nearby Schools

- St Mary's Calne
- St Margaret's Prep
- Kingsbury Green Academy
- Priestley Primary School







Floorplans

Total internal area 5,546 sq ft (515 sq m)
Cellar internal area 498 sq ft (46 sq m)
Ground floor internal area 2,558 sq ft (238 sq m)
First floor internal area 1,972 sq ft (183 sq m)
Garage internal area 360 sq ft (33 sq m)
Outbuilding internal area 158 sq ft (15 sq m)
 For identification purposes only.

Directions

Postcode: SN11 8DR

What3Words ///skewing.enjoys.imply

General

Local Authority: Wiltshire Council.

Services: Mains drainage, water and electricity.
 Gas heating.

Council Tax: Band G

EPC Rating: Band E

Parking: Private parking

Mobile coverage/broadband: Information can be found here <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Cirencester

15 Dyer Street, Cirencester, Gloucestershire GL7 2PP

01285 653101

cirencester@struttandparker.com
 struttandparker.com

Over 50 offices across England and Scotland,
 including Prime Central London

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken April 2025. Particulars prepared May 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited



@struttandparker

For the finer things in property.

