



Highlands

Calne, Wiltshire

Enjoyable and flexible family living within an elegant Georgian house with delightful views.

Highlands. Silver Street, Calne, Wiltshire, SN11 0NB.

Chippenham Station 7.1 miles services to London (Paddington) from 65 minutes. Bath
20 miles, Marlborough 13.6 miles.

Features:

Main house: Porch, reception hall opening to stair hall, drawing room, dining room,
sitting room, family room/cinema, summer kitchen/breakfast room, boot room, utility
room, butler’s pantry, winter kitchen, cloakroom, internal courtyard, landing,
principal bedroom suite, 10 further bedrooms, 4 further bathrooms,
extensive wine cellars.

Butler’s Cottage: Pool room, wet-room, changing rooms and pool plant room.

Gate Lodge: Sitting room, kitchen-breakfast room, 3 bedrooms, bathroom.

Housekeeper’s Cottage: Sitting room, kitchen, bedroom, bathroom.

Coach House and stables providing 4 garages and 3 loose boxes.

Extensive range of outbuildings including Dutch barn and former cow byres.

‘In and Out’ carriage drive with automated gates.

Established gardens including lawns, copse and walled garden with heated swimming
pool and pool house.

About 4.63 acres





The property

An excellent combination of fine principal house with a 4 bedroom wing, two cottages, extensive outbuildings all in lovely gardens with fine views towards the Bowood Estate.

A very appealing Georgian family house, Listed Grade II*, and believed to date from 1813. Built in the Greek revival style of Limestone ashlar, the accommodation is arranged over two floors. The handsome façade incorporates a row of paired and fluted Ionic columns which form a loggia incorporating a glazed porch - making a welcoming and impressive entrance. On entering the reception hall the quality of the fine interiors are immediately apparent with its fireplace, marble flagged floors and open arch of fluted stone columns leading to the elegant staircase which is 'top-lit' by a roof lantern. A trio of elegant reception rooms are all accessible from the reception hall. All beautifully proportioned rooms with floor to ceiling sash windows. An inner hall provides access to the family/cinema room with a large bay window, the butler's pantry (with original cupboards and dresser) and the winter kitchen which is stylish and contemporary, supplied by KBA Kitchens with wall and floor and central island cabinets incorporating 4 electric ovens. Beyond are the utility room, the boot room and the summer kitchen/breakfast room (also by KBA) which opens directly onto the swimming pool terrace and has a traditional range of cabinets and island topped by a marble work surface. The remaining ground floor rooms provide changing rooms, wet-room and pool room. The spacious first floor landing provides access to the principal bedroom (with ensuite bathroom) and three further bedrooms and a bathroom. The inner landing provides access to three further bedrooms and two further bathrooms and a door opens to the west wing which has four bedrooms and a shower room.

A further attraction are the extensive wine cellars which provide wine bins.





Housekeeper's Cottage is incorporated within the Coach House and provides a living room with kitchen, 1 bedroom and a bathroom.

The Lodge situated alongside the entrance gates and is understood to date from the mid-19th century. It comprises hall, sitting room, kitchen, three bedrooms and a bathroom.

Coach House and stables are an appealing range of buildings, attached to the main house and provide stabling for 6 horses and extensive garaging plus workshops and stores.

Outbuildings

The property offers a range of outbuildings including former cowsheds, animal stalls and a steel frame Dutch barn which provide storage and the potential for a variety of future uses. There is access to these buildings from the main drive and separate road access. Further areas grounds border the outbuildings.

Gardens and Grounds

The property is approached over a sweeping 'In and Out' carriage drive with a fine entrance and automated gates. Open lawns along with a wild flower garden and established copse of Oak and Beech trees (complete with Zip wire) border the drive and the house. Lawns at the rear of the house border neighbouring pastureland and provide fine views towards the Bowood Estate. The walled garden contains the superb open air heated swimming pool which extends to a length of 12m and a depth of 2.2m, bordered by a wide granite stone sun terrace all with direct access to the summer kitchen, pool rooms and pool house. Established flower and shrub borders provide a colourful and scented backdrop.





Situation

The property is situated to the south of Calne and overlooks open countryside. The area is rich in history with the notable Bowood Estate to the south. The neighbouring picturesque villages provide both Gastro and village public houses and local amenities. Calne provides facilities for all day to day requirements and the neighbouring town of Chippenham has a mainline rail services to London, Wales and the west country. The pretty town of Marlborough provides a selection of restaurants and independent shops. Excellent road communications are available from the M4 motorway (junction 17, Chippenham, alternatively junction 14, Hungerford and via the A4). The property is ideally placed for good schools including St Marys Calne, Marlborough College, Dauntseys and a range of schools in Bath.

Services

Mains water, electricity and gas. Private drainage.

Heating

Oil fired central heating and gas fired central heating to the house and west wing. Electric boiler tank, underfloor heating to all areas in the Housekeeper's Cottage. The Lodge has a gas connection, but no central heating. Gas fired heating and air source heat pump to the swimming pool.

Local Authority

Wiltshire Council.



Highlands, Silver Street
Calne, SN11 0NB

Main House

9483 Sq Ft - 881 Sq M

Swimming Pool

775 Sq Ft - 72 Sq M

Barn

1145 Sq Ft - 106 Sq M

The Lodge

866 Sq Ft - 80 Sq M

Garage/Outbuilding/Annexe

3533 Sq Ft - 328 Sq M

Total Area

15802 Sq Ft - 1467 Sq M



Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).

Strutt & Parker Country Department
43 Cadogan Street, London, SW3 2PR

+44 (0)20 7591 2213
london@struttandparker.com
struttandparker.com

Strutt & Parker Bath
7-9 North Parade Buildings, Bath, BA1 1NS

+44 (0)1225 982 018
bath@struttandparker.com
struttandparker.com

60 offices across England
and Scotland, including Prime
Central London

A member of OnTheMarket™.com

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





STRUTT & PARKER