



GRANTS HOUSE,  
CALNE

Carter Jonas

# GRANTS HOUSE, CASTLE STREET, CALNE, SN11 ODX

## AMENITIES

- Period style home
- No-through road location
- Four bedrooms
- Three bathrooms
- Garden
- Garaging
- Parking
- Workshop
- Town location

## 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

Grants House is a Georgian style semi-detached home tucked away down a no-through road within the historic castle area, but moments from the High Street. The house offers fantastic, proportioned rooms throughout and flexible living spaces.

Upon entering the home, you are greeted into the central hallway from which all the main rooms are accessed. The main drawing room has triple windows overlooking the rear garden and is centred around the open fireplace. The country style kitchen/dining room offers ample space for family meals or entertaining with a large central island, AGA and space for a good-sized dining table. Off the kitchen is the utility and boot room, with access to a small, enclosed courtyard. The study has been converted from what once the Coach House and has double doors opening out to the rear garden, making this a wonderful work from home space. This room could easily be utilised as a playroom or could be extended into the garage (subject to planning) to create a second reception space.

Upstairs there are four double bedrooms with views across the garden, two of which benefit from having ensembles. There is also a family bathroom and a separate WC with hand wash basin.

**A BEAUTIFUL GEORGIAN STYLE HOME, SITUATED ON A NO-THROUGH ROAD IN CALNE, WITH COUNTRYSIDE WALKS AND ST MARY'S SCHOOL MOMENTS FROM THE FRONT DOOR.**



## OUTSIDE

The south-westerly facing garden is full of charm and interest and is fully enclosed and has a private feel. There is a large patio area for sitting out and enjoying the sunshine or for al-fresco dining and a large feature pond. The garden is mainly laid to lawn with specimen trees, shrubs and flower borders. There is a single garage with off-street parking in front for one vehicle. To the bottom of the garden is a further garage and a workshop with power and light. These could be removed if desired (subject to planning) to create further off-street parking.

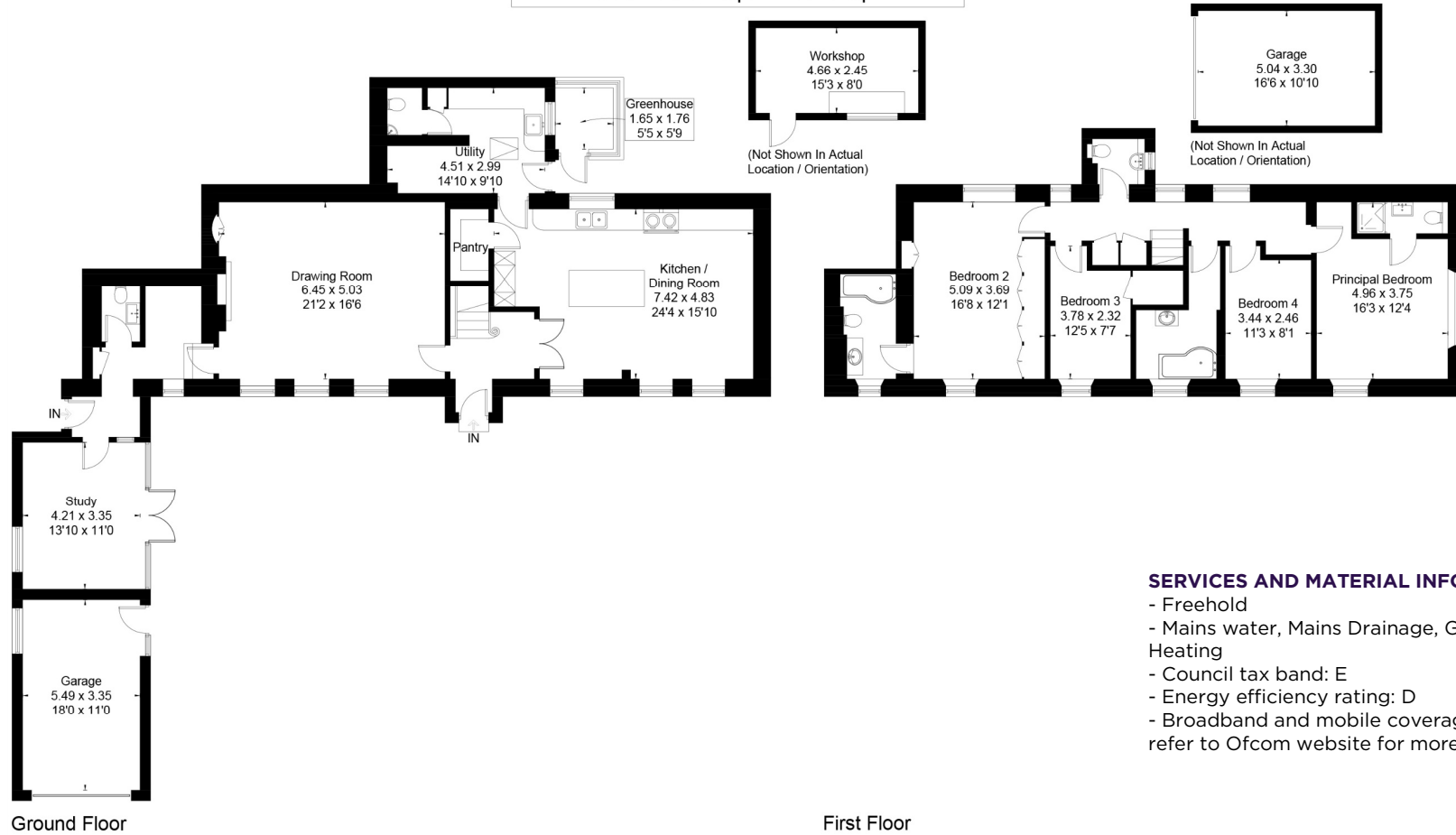
**GUIDE PRICE:** 800,000 (Subject to Contract)

**VIEWING ARRANGEMENTS:** By appointment with the Marlborough Office



Classification L2 - Business Data

Castle Street Calne, SN11  
 Approximate Area = 2227 sq ft / 206.9 sq m  
 Outbuildings = 533 sq ft / 49.5 sq m  
 (Including Garage)  
 Total = 2760 sq ft / 256.4 sq m



**SERVICES AND MATERIAL INFORMATION**

- Freehold
- Mains water, Mains Drainage, Gas Central Heating
- Council tax band: E
- Energy efficiency rating: D
- Broadband and mobile coverage. Please refer to Ofcom website for more details



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 #102859

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