



OXFORD ROAD,
CALNE

Carter Jonas

112 OXFORD ROAD, CALNE, WILTSHIRE, SN11 8AH

A RARE RESTORATION OPPORTUNITY ON A GENEROUS HALF-ACRE PLOT.

AMENITIES

- Renovation project
- 0.44 acres
- Detached home
- Development potential
- Town location
- Unmodernised throughout

DESCRIPTION

Occupying an impressive plot of approximately 0.44 acres, this attractive detached period home presents an exciting opportunity for those seeking a substantial renovation project in a desirable Calne location.

Requiring complete modernisation throughout, the property offers immense scope to create a stunning family residence tailored to individual tastes and requirements. The existing dwelling is rich in character, with a traditional stone façade and established grounds that provide a wonderful sense of privacy and maturity.

The extensive plot offers significant potential to extend and reconfigure the existing accommodation, subject to the necessary planning consents, allowing purchasers to maximise the full potential of this unique site. The gardens, currently natural and overgrown, provide a superb blank canvas for landscaping and outdoor entertaining.

A particular feature of the property is the detached barn/outbuilding, which presents a wealth of possibilities. Whether transformed into a home office, gym, studio, workshop or guest accommodation, the building offers excellent versatility. There is also potential for conversion into a separate dwelling, subject to obtaining the relevant planning permissions.

Opportunities of this nature are increasingly rare; combining a detached period property, substantial grounds, and genuine development potential in one compelling package. Ideal for builders, developers, investors, or private buyers looking to create a truly special home.

AGENTS NOTE: Please note that an internal viewing of the property is done so at your own risk due to the dilapidated nature of the house. Due care and attention should be adhered to at all times during the viewing. We have been unable to confirm services to the property or obtain a floorplan.



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.

GUIDE PRICE: £500,000 (Subject to Contract)

VIEWING ARRANGEMENTS: By appointment with the Marlborough Office



Classification L2 - Business Data



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