



**CALSTONE, SN11**  
£5,000 per month\*

**Carter Jonas**



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# UPLANDS HOUSE, CALSTONE, WILTSHIRE, SN11

## THE PROPERTY

Occupying a magnificent position in the picturesque village of Calstone, this substantial detached family home combines elegant accommodation with outstanding grounds, including a private tennis court and kitchen garden/orchard. Set amidst beautiful Wiltshire countryside, Calstone is a highly sought-after rural location offering peace and privacy whilst remaining conveniently close to the amenities of Marlborough and Calne, with excellent transport links to Bath, Bristol and London.

Set within mature gardens and enjoying exceptional views over the adjoining Marlborough Downs, the property provides beautifully proportioned accommodation arranged over two floors. The ground floor offers an excellent balance of family and entertaining space, comprising a welcoming entrance hall, three generous reception rooms, including an impressive principal reception room and dining room, together with a substantial kitchen and separate utility area.

To the first floor are five bedrooms and three bathrooms, offering flexible accommodation to suit a range of family dynamics, guest accommodation or home working.

Externally, a range of useful outbuildings, including a substantial barn and summer house/office, offer excellent storage and recreational possibilities. Additional adjoining land is available by separate negotiation..





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## ADDITIONAL INFORMATION

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Viewing Strictly by appointment

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Local Authority Wiltshire Council - Council Tax Band G

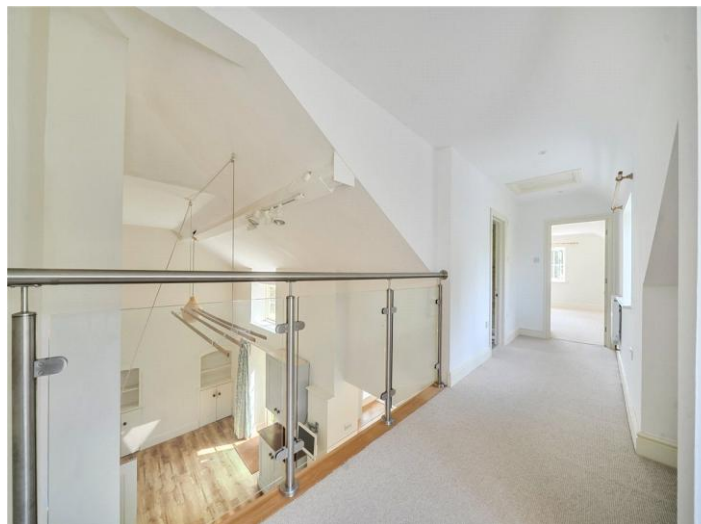
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EPC Rating D. Council Tax Band G (Wiltshire Council website for current cost)

Services: Oil central heating, mains electric, private water and drainage.

Internet & Mobile: Further information on availability and speeds can be found on the Ofcom website.

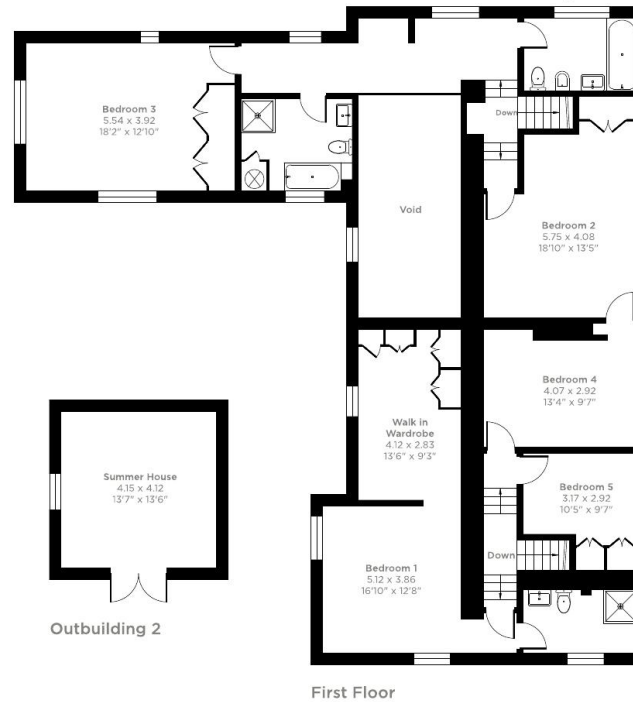
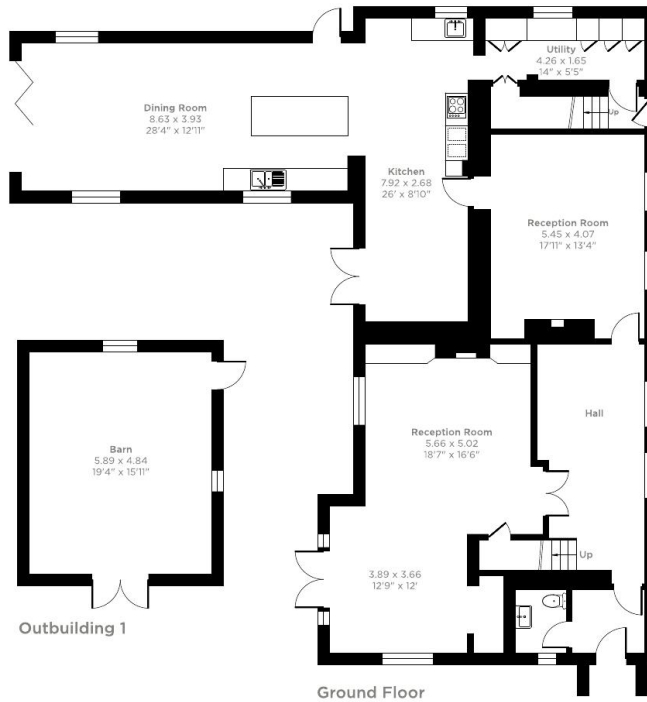
The holding deposit for the property will be £1,153 and the deposit £6,923 subject to the rent being as advertised at £5,000 pcm





## Calstone, Calne, SN11

Approximate Area = 3292 sq ft / 305.8 sq m (excludes void)  
Outbuilding = 491 sq ft / 45.6 sq m  
Total = 3783 sq ft / 351.4 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Carter Jonas. REF: 1513460

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 78 C      |
| 55-68 | D             | 69 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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Classification L2 - Business Data

### IMPORTANT INFORMATION

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