



**CASTLEFIELDS, CALNE, SN11**  
£4,500 per month\*

**Carter Jonas**

# CASTLEFIELDS, CALNE WILTSHIRE SN11

- Over 6000 square feet
- Town Location
- Detached, period property
- Eight bedrooms
- Four bathrooms
- Driveway parking
- Cellar

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.

To the first floor, you will find the main bedroom suite with ensuite bathroom and adjoining dressing room. Across the landing are two further double bedrooms, one with ensuite and the main family bathroom. There are also two further double bedrooms and a bathroom to this floor. These two further bedrooms can be accessed via their own staircase making them ideal for when extended family or guests come to stay.

To the top floor are the attic rooms, two of which are utilised as bedrooms and the third as storage space but could make for a home office. There is also a large bathroom to this floor.

The cellar which is large and has good ceiling height is accessed by descending a stone staircase discretely set behind a doorway in the kitchen. A long brick-paved hallway leads to a series of rooms with excellent ceiling heights. This floor features an open well, currently used for watering the gardens in high summer

Council Tax Band: G (Wiltshire council Website for cost) EPC: E

A stylish period house located close to the town centre and delightful countryside walks.



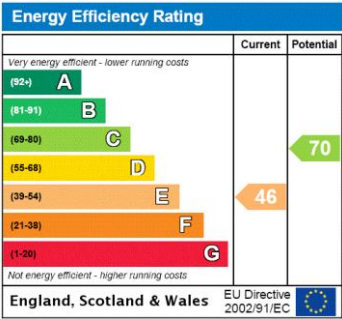
The holding deposit for the property will be £1,038.00 and the deposit £5,192.00b subject to the rent being as advertised at £4,500.00pcm.

Services: Mains water and drainage, gas central heating, mains electric.

Internet & Mobile: Further information on availability and speeds can be found at Ofcom website. Internet services available are FTTC or ADSL.

ADDITIONAL INFORMATION

|                 |                                        |
|-----------------|----------------------------------------|
| Viewing         | Strictly by appointment                |
| Local Authority | Wiltshire Council - Council Tax Band G |



Castlefields Calne SN11  
Approximate Area = 5311 sq ft / 493.4 sq m  
Cellar = 904 sq ft / 84 sq m

Total = 6939 sq ft / 644.7 sq m

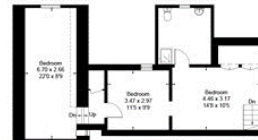


First Floor



Cellar

Lower Ground Floor



Second Floor



Ground Floor



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 #78208

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Classification L2 - Business Data

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