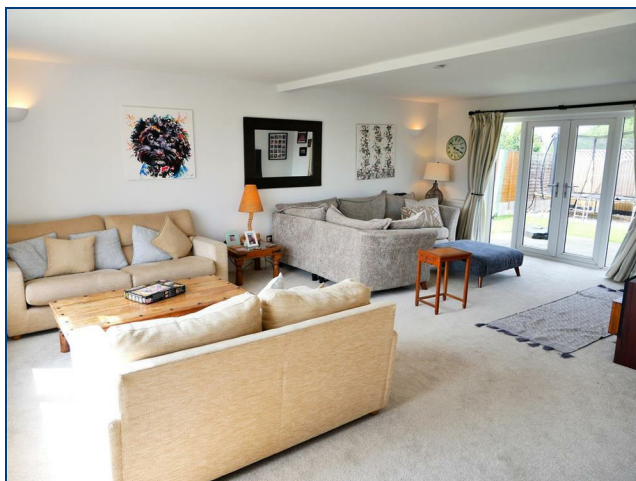




The Close, Calne
£850,000



NO CHAIN! Situated close to the heart of the popular Hilmarton Village, this impressive five-bedroom detached home enjoys a peaceful setting with beautiful countryside views. The spacious accommodation includes a large 21'9 x 19'1 (6.63m x 5.82m) living room, 23'2 x 9'11 (7.06m x 3.02m) dining kitchen, and a 14'6 x 11'6 (4.42m x 3.51m) garden room. The ground floor is completed by a formal hall, guest cloakroom, office, and a utility. Upstairs, there are four guest bedrooms, a family bathroom, two en-suites, and a generous master suite featuring a dressing room and luxury bathroom. Outside, the property benefits from gardens on three sides, a swimming pool, a driveway, and a garage. Eco features include an air source heat pump and a 13.5kW Tesla Powerwall 3 (installed in 2025), offering energy efficiency, lower running costs, and the potential for solar integration and energy resale.



LOCATION

The home is placed in the Heart of Hilmarton Village with views out over open countryside. The Village is supported by a Village School, Church, Village Hall and The Duke (restaurant, pub, cafe and small shop). Surrounding the Village is some of the most wonderful countryside that Wiltshire has to offer. The nearby County Towns are steeped in history with Calne being famous for Wiltshire Ham, a Heritage Quarter and the discovery of Oxygen. The Village as a note has over thirty listed buildings.

ACCESS & AREAS CLOSE BY

To the North is Lyneham, Royal Wootton Bassett, Swindon and the M4 eastbound. West takes you to Chippenham, Bath and the M4 westbound. There is a route East through Compton Bassett to Cherhill White Horse, Silbury Hill, Historic Avebury and then to Marlborough. The County Town of Calne is just to the South. There is a regular bus service between Chippenham and Swindon rail stations (approximately every 20 minutes during the day) that travels through Calne, Calne Tesco Superstore, Lyneham and Royal Wootton Bassett.

ACCOMMODATION

An outline of size in brief is as follows:

THE GROUND FLOOR

The ground floor offers expansive rooms and has many areas for lounging and entertaining. The formal hall connects to the living room and dining kitchen. There is a guest cloakroom and stairs to the first floor. The living room has a dual aspect with views out over countryside and can happily accommodate large items of furniture.

The dining kitchen has quality fitted cabinets and has the focal point of a range cooker. A peninsular unit is perfect for bar stools and there is room for a large table with chairs. There is a utility room and an office that offers you countryside views. With direct access to the pool and rear garden, the garden room offers multiple uses as a family room or a separate dining room for example. An outline of the room measurements are as follows;

ENTRANCE HALL

12'0" x 7'9" (3.66 x 2.36)

GUEST CLOAKROOM

4'10" x 4'3" (1.47 x 1.30)

DUAL ASPECT LOUNGE

21'9" x 19'1" maximum (6.63 x 5.82 maximum)

FITTED DINING KITCHEN

23'2" x 9'11" (7.06 x 3.02)

STUDY OFFICE

8'11" x 8'10" (2.72 x 2.69)

UTILITY ROOM

7'3" x 7'0" (2.21 x 2.13)

GARDEN ROOM

14'6" x 11'6" (4.42 x 3.51)

FIRST FLOOR ARRANGEMENT

The first floor is arranged to offer two wings. One wing services the master bedroom area, whilst the second services guests in the main.

MASTER BEDROOM WING

This side of the home offers a very large dual aspect master bedroom area. There is room for an 'Emperor' size bed and extra bedroom furniture. The room offers far reaching rural views. There is access to a very generous walk-in wardrobe. From the dressing room, you walk in to the extremely impressive master en-suite. The room features a walk-in double shower, bespoke timber vanity with dual wash basins and a shaped bath on a raised dais.

The master wing landing gives access to a separate bathroom plus the fifth bedroom which offers an extra study/office opportunity, young child or guest room. An outline of the measurements is as follows;

MASTER BEDROOM

15'4" x 15'1" (4.67 x 4.60)

MASTER DRESSING ROOM

10'7" x 5'7" (3.23 x 1.70)

MASTER EN-SUITE

14'7" x 8'0" (4.45 x 2.44)

FAMILY BATHROOM

7'3" x 6'0" (2.21 x 1.83)

BEDROOM FIVE

10'0" x 7'0" (3.05 x 2.13)

GUEST WING ACCOMMODATION

All of the guest bedrooms offer rural or farm land views and are doubles in size. Bedroom two has a studio feel with space for a super king size bed, sofa and further furniture. There is the bonus of an en-suite shower room. Bedroom three has room for a large double bed, as well as the fitted wardrobes and a spacious en-suite. Bedroom four has space for a large double bed and extra furniture.

Room sizes of the guest wing bedrooms are as follows;

BEDROOM TWO

20'4" x 11'5" (6.20 x 3.48)

BEDROOM TWO EN-SUITE

9'1" x 4'3" (2.77 x 1.30)

BEDROOM THREE

14'1" x 9'11" with wardrobes (4.29 x 3.02 with wardrobes)

BEDROOM THREE EN-SUITE

7'7" x 5'1" (2.31 x 1.55)

BEDROOM FOUR

9'11" x 9'11" (3.02 x 3.02)

INTEGRAL DOUBLE GARAGE

17'10 x 14'6 (5.44m x 4.42m)

Roller door vehicle access and an access door to the office/study. There is a window that looks out over the pool and garden and there is power and light. Very suitable as a home gym.

WIDE BRICK DRIVE

In front of the home is a wide brick drive that can accommodate numerous vehicles to park side by side. Steps lead up to a pretty storm porch and entrance door.

GARDENS & SWIMMING POOL

The home has three garden areas. In front of the home is a flat lawn which offers countryside views. At the rear of the home is an enclosed garden area with a flat lawn for recreation. French doors open from the living room to a raised patio area that offers a nice retreat for seating and entertaining.

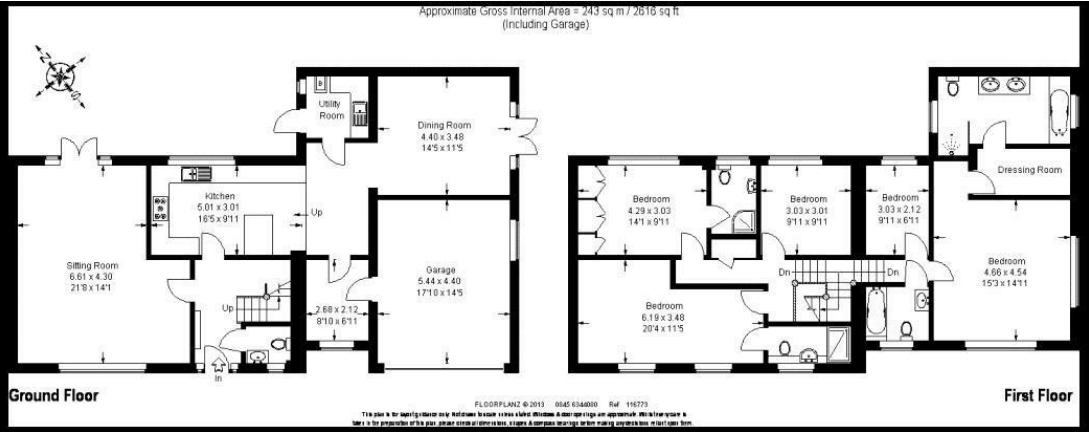
The largest garden is placed to the side of the home and has the fantastic feature of a sizeable swimming pool. The garden is enclosed and offers good privacy with a backdrop of countryside and open skies. There is a flat lawn, a number of patios, and a brick built barbecue. A wonderful place to relax and entertain.

VENDOR NOTE

The property has had a 13.5kw Tesla's Powerwall 3 battery installed in 2025. It allows for battery charging overnight on significantly lower energy tariffs. This can be fed back into the house during peak energy costs times. Excess power that has been retained can be sold back into the grid for additional revenue. The setup allows for a solar installation to be installed and connected into the Tesla battery for increased revenue and battery storage. It automatically provides power off the grid in the event of main grid power outages.







Directions: For exact location and details on how to view please contact Butfield Breach on 01249 821110

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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