



WESTHILL HOUSE

4 Market Hill, Calne, Wiltshire, SN11 0BU


allen & harris

Westhill House 4 Market Hill, Calne, Wiltshire, SN11 0BU

Description

Stunning Grade II listed property built in 1705, this 6 bedroom property is situated in the centre of the historic market town of Calne. Featuring original oak beams within the interior throughout the entrance hall, particularly, is certainly inviting to all. Within the property lies a cinema room, two fully equipped kitchens, six glorious bedrooms, a generous sized cellar, a beautiful dining room and an ample sized lounge. Adjacent to the master bedroom on the first floor is an En Suite bathroom fully fitted and tiled. A luxury spa bathroom lies on the second floor featuring a raised Jacuzzi spa bath with steps, a solid oak vanity unit and marble tops. The third floor boasts a shower room including a double shower, vanity units and inset spot lights, a kitchen, lounge and bedroom.

Calne is an historic market town set in the beautiful county of Wiltshire, with many different attractions, Calne has a lot to offer. The town is highly desired and is the perfect escape to the country location, yet contains all the local amenities needed! With each side of Calne having its own benefits, there is always the right home for you wherever you need it. There are quick links with access to the popular commuter routes to the A4 and M4 corridor aiding smooth travels around the country and further afield. As well as this, the direct train to London Paddington is in nearby Chippenham which can be accessed on the regular bus routes to both Swindon and Chippenham. With the local schools obtaining 'outstanding' Ofsted results, family life is perfect for Calne as well as the activities to get involved in. This unique town is growing and developing all the time.

Outside

Stone steps and wrought iron railings welcome you to the front entrance of the property. Entering through a wooden front door you are greeted by a porch and sizeable entrance room.





Entrance Porch

Leading to reception room

Reception room 23'4" x 18'7"

A versatile space that can be used as a study if you wish. This grand reception room hosts a plethora of original features including oak panelling within sash windows to the front aspect, a log burner in a stunning inglenook fireplace, brand new wool carpets and door leading to the cellar.

Office/Boot room 11'4" x 6'4"

A useful room that is currently used as an office, previously used as a boot room. Inset spotlights, laminate flooring, newly repainted and radiator.

Dining room 17'6" x 15'9"

Featuring original wood flooring, two windows to the front aspect, fully wood panelled, functioning fireplace, original wood floor.

Cloakroom

Low level WC, vanity wash hand basin, tiled splashbacks, door leading to the boiler room.

Boiler room

Vinyl flooring, radiator.

Utility room 8'7" x 6'6"

Range of base units, plumbing for washing machine and space for other appliances. Lots of storage space. Boiler that splits the three floors to allow independent heating.

Kitchen One 15'0"x14'10"

Two single glazed windows, double oven, wide array of cupboard space overhead and under counter. Breakfast bar, laminate flooring, granite counter tops, integrated spot lighting, fitted microwave.

Master bedroom 16'3" x 14'1"

An original wooden staircase takes you to the first floor. The master bedroom consists of new carpet, 2 walk in wardrobes & shelving, 2 sash windows to side aspect, original fireplace, radiator, new electric fire, dressing room adjacent to master.

En Suite

Window to side aspect, low level WC, vanity wash hand basin, bath with mixer taps and rainfall shower over, chrome heated towel rail.



Dressing Room

Adjacent to the master bedroom this versatile space is currently used as a nursery.

Bedroom Two 14'9" x 13'4"

Large double bedroom, carpeted, one panelled wall, two windows to front aspect, two built in wardrobes.

Lounge/Drawing room 21'4" x 18'1"

This luxurious, warm and inviting, highly spacious lounge/drawing room lies on the second floor which is perfect for hosting guests and entertaining. It comprises of three single glazed windows with window seats to the front aspect, half panelling, carpeted, radiator, a sublime fully functioning fireplace and spotlights on dual controlled switches.

Bedroom Three 14'4" x 12'6"

Window to front aspect, carpeted, radiator, ornate fireplace.

Bedroom Four 13'0" x 9'2"

Original oak beams, window to front aspect, radiator.

Cinema Room 16'4" x 11'1"

Carpeted, feature fireplace, radiator, ability to link cinema screen to Sky TV.

Study 8'3" x 7'8"

Skylight window to front aspect, can be used for office space or an additional bedroom.

Spa Bathroom

Stunning spa bathroom featuring a raised Jacuzzi spa bath with steps, his and hers wash hand basin on a solid oak vanity unit with marble tops, fire escape leading to garden, low level WC, walk in double shower cubicle with rainfall shower, inset spotlights, chrome heated towel rail.

Bedroom five/playroom 17'9" x 12'7"

Situated on the third floor, a spacious bedroom, windows with secondary glazing to the side and rear aspect, radiator.

Bedroom six 15'5" x 9'3"

Double bedroom with window to front aspect. This room boasts an array of beautiful town and countryside views.





Kitchen two 9'3" x 7'10"

Laminate flooring, window to rear aspect, original oak beams, chrome sink and drainer, radiator, range of wall and base units with work surfaces over, Neff induction hob and electric oven, space for fridge, plumbing for dishwasher.

Cellar 16'6" x 16'6", 24'10" x 18'4", 13'9" x 7'7"

Accessible from the entrance hall the cellar can be converted in to accommodation or used for storage. It is divided in to two parts and powered by electric. There is wall space for a doorway to be added to lead to the garden. Fuse boxes for some of the property are located here.

Rear garden

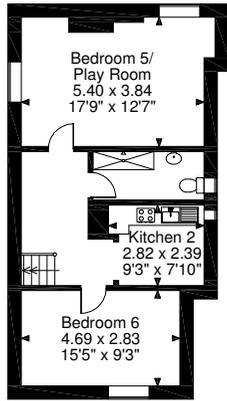
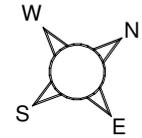
Secluded walled garden, lawn, patio area, flowerbeds, a lovely entertaining space for guests.

Extras

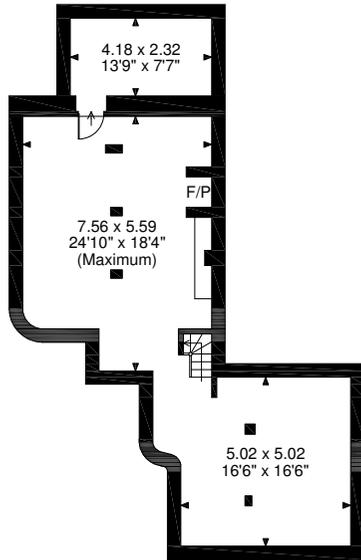
The smoke alarms are hard wired throughout the house.



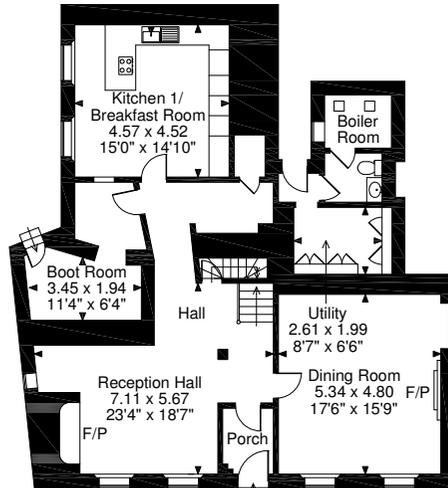
Westhill House, Market Hill, Calne
Approximate Gross Internal Area
4957 Sq Ft/461 Sq M



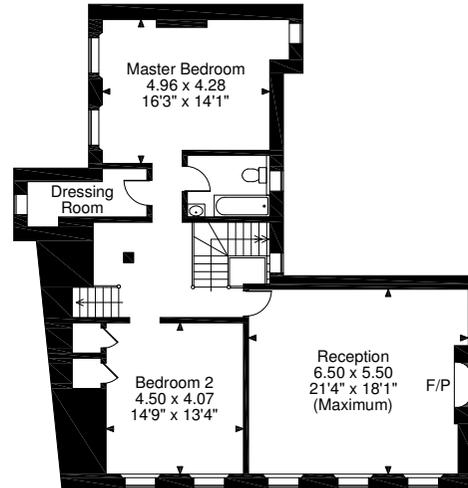
Third Floor



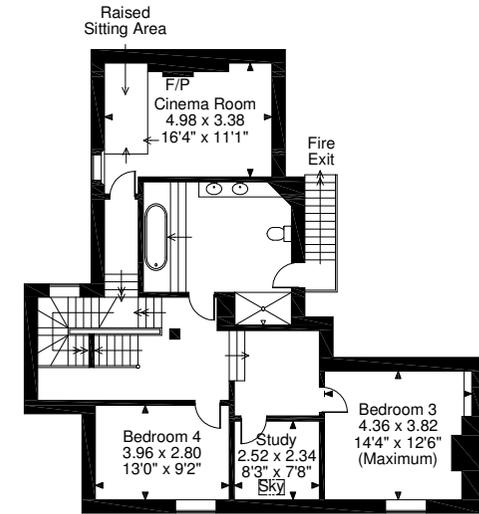
Cellar



Ground Floor



First Floor



Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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