



WESTHILL HOUSE, MARKET HILL, WILTSHIRE, SN11
£780,000 FREEHOLD

Winkworth



WESTHILL HOUSE, MARKET HILL, SN11 0UB

This fabulous, Grade II* Listed townhouse comes with a great history and has been sympathetically updated. It is now a spacious family home close to all amenities.

In an elevated position in the old part of Calne town centre, Westhill House was built around 1705 and is an imposing property which has been sympathetically updated. Full of original features such as panelled walls, Elm floorboards, sash windows and original fireplaces, the history is evident. Alongside these features sits the 21st Century kitchen and bathrooms. Below the property is a two-sectioned cellar. In all, nearly 5000 sq ft.

On entering the property there is an entrance porch which leads into a cosy living room with log burner, and to the right a large, panelled dining room with inset shelving and sash windows to the front. At the back of the house on this floor is a study, downstairs WC, utility and boiler room and behind these the modern kitchen/breakfast room.

On the first floor accessed via a grand staircase, around a large central landing, is the drawing room with open fireplace, panelling and wide floorboards and the principal bedroom suite with dressing room and bathroom, plus a further double bedroom.

The second floor comprises of three double bedrooms, one of which is currently used as a cinema room with large screen and relaxed seating. There is a store room which would make a lovely walk in wardrobe and a large family bathroom with sunken jacuzzi bath.

The third floor is a self-contained flat with sitting room, double bedroom, shower room and kitchen.

Outside, the garden is accessed via a short pathway. Surrounded by high walls, with beds around a lawned area and seating areas to one end, it is private and sunny.





LOCATION

Calne is a well served town steeped in history with a range of shops and facilities as well as two large supermarkets on the outskirts. The market towns of Devizes and Marlborough are seven and twelve miles distant respectively, both with a wider range of amenities.

There is fine schooling within both the state and private sectors all around including St Margaret's and St Mary's in Calne and Marlborough and Dauntsey's easily within a daily commute. nearby is the Holy Trinity Primary and Kingsbury Green secondary.

There is an M4 junction as well as a mainline station at Chippenham (around eight miles) with a regular service into Paddington in just over an hour.

This part of Wiltshire is home to several good golf courses including nearby North Wilts and Bowood which is also home to a spa and country house. There are wonderful riding, walking and cycling opportunities and many sports clubs, including the leisure centre nearby plus an annual timetable of festivals and events.

SERVICES

Mains gas heating/hot water
Twin Worcester boilers
Mains water, drainage and electricity

Not at risk of flooding.

Broadband superfast (80mbps) available

Mobile coverage likely with main providers

EPC Exempt



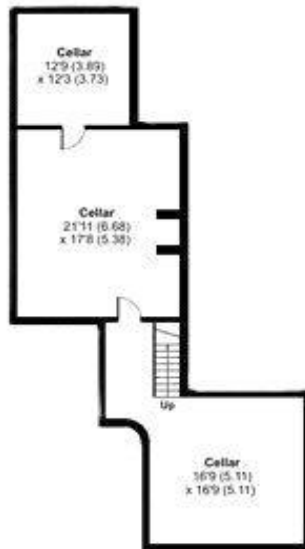
Floorplan



Approximate Area = 4824 sq ft / 448.1 sq m
 Limited Use Area(s) = 129 sq ft / 12 sq m
 Total = 4953 sq ft / 460.1 sq m

*Sq. ft. and sq. m are approximate and may vary slightly.

Denotes restricted head height



CELLAR



SECOND FLOOR



THIRD FLOOR



GROUND FLOOR



FIRST FLOOR



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