



Downwind, Hilmarton, Wiltshire

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# A lovely family house with **three outbuildings** centrally located just outside the village of Hilmarton.

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## Summary of accommodation

Porch | Hallway | Sitting room | Dining room | Kitchen | Utility room | Pantry | Drawing room | Garden room | WC

Principal bedroom with ensuite | Three further bedrooms | Family bathroom

Outside gym/study | Outside studio | Oak framed car port

## Distances

Calne 2.2 miles, Chippenham 8 miles (London Paddington 80 minutes), Marlborough 15 miles, Swindon 15 miles,

Pewsey 20 miles (London Paddington 60 minutes), M4 (J.16) 10 miles

(All distances and times are approximate)



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## Situation

Downwind is a lovely family home just outside the village of Hilmarton.

The town of Calne is situated 2.2 miles away and has a variety of shops and recreational facilities. Marlborough is about 15 miles away and has a wide range of shops, boutiques, restaurants and a weekly market.

There are many well-regarded state and independent schools in the area including St Mary's and St Margaret's, Calne, Dauntsey's, St Francis, Pinewood, Marlborough College and Stonar.

The area is well served with good communications with trains taking just over an hour to reach London Paddington from Hungerford, Pewsey and Chippenham.

The cultural cities of both Bath and Salisbury are about 23 and 38 miles respectively.

Not far from the property stands the World Heritage site of Avebury Stone circle together with the English Heritage Sites of Silbury Hill and Sanctuary.

There are many footpaths, by-ways and bridleways nearby providing excellent walking and riding.

## The property

Downwind is a detached Edwardian home which has been beautifully renovated and upgraded to create a lovely family home.

Formerly two properties knocked into one, the house has all the benefits of modern day living which complement the attractive exposed walls and floor.

The porch leads to the main entrance hall with on one side there is a dual aspect dining room with ornate cast iron fireplace and on the other side a double length dual aspect sitting room with central stone open fireplace.

The kitchen has a central island with an induction hob and oven below. Sleek granite worktops and a cream-coloured AGA.





Beyond the kitchen is a utility room with door to outside, useful cupboards, butlers sink and plumbing for a washing machine; this is set alongside a pantry.

An open plan family room leads into an oak framed garden room which overlooks the garden and neighboring fields.

On the first floor the principal bedroom with en-suite enjoys a wall of wardrobes and views to the front and side.

There are three further bedrooms, two of which have integral wardrobes and a family bathroom.

Outside are three outbuildings currently used as a studio, gym and a beautifully built oak framed carport, in all about 0.42 acre.

## Services

Mains water & electricity, oil fired central heating, private drainage.

## Property information

**Tenure:** Freehold

**Local Authority:** Wiltshire Council. Tel 0300 456 0100

**Council Tax:** Band G

**EPC:** E

**Guide Price:** £825,000

## Post Code

SN11 8RZ

## Directions

From the M4, take the exit at Junction 16 and follow the A3102 towards Calne. Follow this road for approximately 7 miles, passing through Hilmarton. Once through the village, Downwind is about 0.9 miles on the right-hand side.

## Viewing

Viewing by prior appointment only with the agents.



## Approximate Gross Internal Floor Area

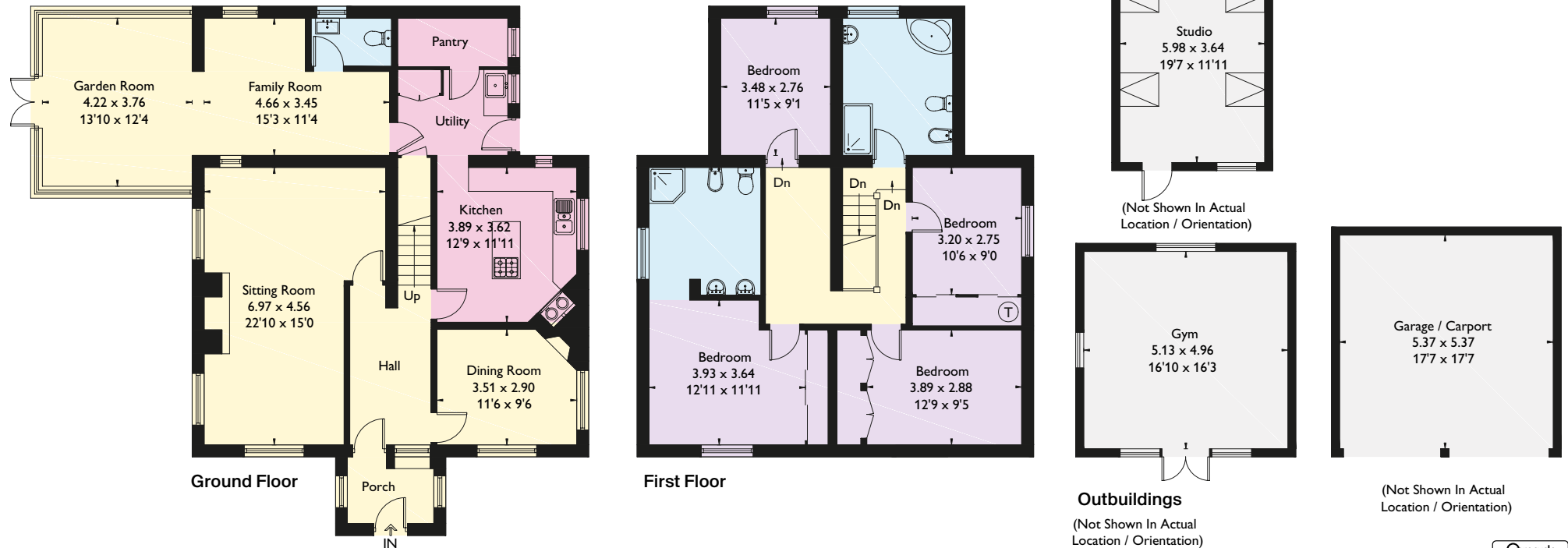
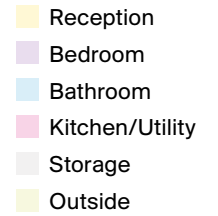
204.3 sq m / 2,199 sq ft

Outbuildings = 47.2 sq m / 508 sq ft (Excluding Garage / Carport)

Total = 251.5 sq m / 2,707 sq ft Including Limited Use Area (1.6 sq m / 17 sq ft)

This plan is for guidance only and must not be relied upon as a statement of fact.

Attention is drawn to the Important Notice on the last page of the text of the Particulars.



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated September 2022. Photographs dated August 2022.

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