



THE GREEN,
CALNE

Carter Jonas

PRIESTLEY HOUSE, 19 THE GREEN, CALNE, WILTSHIRE, SN11 8DH

**AN HISTORICAL GEM IN A UNIQUE LOCATION, WITH IMPRESSIVE AND FLEXIBLE
ACCOMMODATION ALONG WITH A GLORIOUS, MATURE GARDEN.**

KEY FEATURES

- Prime location overlooking The Green
- Flexible accommodation
- Beautifully presented and tastefully decorated
- Five bedrooms
- Four bathrooms
- Impressive kitchen / dining / family room
- Drawing room
- Sitting room, studio and workshop
- 3 hobby rooms
- Utility room
- Fabulous, mature garden
- Off street parking
- Garage and woodshed
- Close to amenities



SITUATION

Priestley House is a unique family house of historical interest located on the town's picturesque Green - within the conservation area. Calne itself provides a comprehensive range of amenities including a choice of shops and supermarkets, numerous sports centres with indoor swimming pools, a contemporary public library, churches and schooling for all age groups. It is an expanding North Wiltshire town within easy travelling distance of larger towns that include Chippenham 6 miles and Swindon 18 miles. Junctions 15 and 16 of the M4 motorway are both easily accessible, whilst the mainline railway station at Chippenham provides regular services to London, Bath and Bristol. The historic market town of Marlborough is approx 11 miles away, with many boutique shops, cafes and restaurants. There is an excellent range of private schooling in the area with St Margaret's Prep and St Mary's in Calne, Marlborough College and Dauntsey's in West Lavington.

DESCRIPTION

Occupying an enviable position overlooking The Green, Priestley House is an individual one-off Grade II* listed family home. The house is of historical interest as its name derives from Joseph Priestley, the celebrated C18 scientist and radical thinker who discovered oxygen while working as a librarian for the Earl of Shelburne at Bowood House. He lived in Priestley House between 1772-1779.

Enjoying a lovely feel throughout, the house is presented to a particularly high standard, whilst retaining its charm and period features. This special house is characterised by a mixture of practicality and elegance and has been sympathetically modernised and carefully maintained over the years. The drawing room with large sash window underlines its period and the well-appointed kitchen/breakfast room is a fabulous room with handmade cabinetry, a five door AGA and views out of the garden. With three further reception spaces, the house enjoys great flexibility and is perfectly set up for modern day family life.

The basement rooms have been restored and offer opportunities for a studio, wine cellar, hobbies room or just for very handy additional storage.

The main bedroom is truly exceptional, a standout room with stunning vaulted ceiling, stylish ensuite bathroom and a dressing room on a mezzanine floor. There are three further double bedrooms on the first floor (two with ensembles), a family bathroom and study.

There are two further double bedrooms located on the top floor which are served by an additional bathroom. The versatile layout means the space could be easily separated as a flat for an au pair or older children living at home.

OUTSIDE

Priestley House has a large walled garden. Doors lead from the kitchen to the garden and also from the conservatory onto a stone sun terrace with a Balinese wall. This is a fantastic entertaining area with a lovely, tranquil feel. There are fold aside doors enclosing this area that fully open to allow access to the lane. The garden has been landscaped to create different areas, with a private and relaxing feel. A lawned area leads to a water feature and a secluded area.

There is a single garage/workshop/store with a hard standing area for one car accessed of the back lane and an EV charging point. There is further parking to the front of the house. An arboretum has been created in the final section of the garden and this area offers the potential (subject to obtaining the necessary consents) for the creation of an outbuilding, be it an annexe, studio/gym or home office.





SERVICES & MATERIAL INFORMATION

- Freehold
- Grade II* Listed
- Mains water, mains drainage. Gas fired central heating.
- Council tax band: F
- Energy efficiency rating: Exempt / Listed
- Broadband and mobile coverage. Please refer to <https://checker.ofcom.org.uk/>

GUIDE PRICE £1,100,000 subject to contract

VIEWING ARRANGEMENTS: By appointment with the Marlborough Office





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Classification L2 - Business