



Calder Vale

Wanborough | Wiltshire | SN4 0AR



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TOM HOBDAY^{KW}
EQUESTRIAN PROPERTY SPECIALIST



Calder Vale

'Calder Vale has been the most wonderful home for me and my family over the years. Raising my children in such peaceful surroundings was always important me and the ability for them to be able to spend hours upon hours running around the garden or playing with their ponies was fantastic'



Calder Vale

Wanborough | Wiltshire



5 BEDROOMS



4 BATHROOMS/WC



6 STABLES



5 ACRES

Situated at the bottom of a private driveway and tucked behind an array of mature trees, Calder Vale is an attractive family home on the outskirts of Wanborough.

The ground floor of the property features a generous kitchen/breakfast room with original beams and four-oven AGA. There is also a large dining room, utility room and two smaller reception rooms currently used as an office and snug. The main reception room is an impressive size and benefits from a period fireplace with log burner and floor to ceiling windows along one side. These look out onto the outdoor terrace and fill the room with natural light.

On the first floor there are two generous double bedrooms and a single bedroom, all serviced by a large family bathroom. In addition, there is a master bedroom featuring built in wardrobes and an en-suite shower room. A staircase leads up to the second floor which has been partially converted with the aim of this becoming an additional en-suite bedroom. The room is flooded with natural light and features original beams which bring a character charm to the space.







Accessed via a separate entrance, the annexe is ideal self-contained accommodation for family, guests or staff but could also be rented assuming that the proper legislation is adhered to. It features a kitchen/dining room with french doors leading out onto a private patio. Upstairs is large bedroom with built-in storage and en-suite bathroom. The annexe has the potential to be extended STP to utilise the ground floor space (currently the workshop) and offer a further reception room.

The large garden lends itself to private, peaceful dining on the terrace with views across the paddock. The majority of the garden is laid to lawn with a number of flower beds, mature shrubs and trees.

Located on the outskirts of Wanborough, Calder Vale is the epitome of semi-rural living and is in an ideal location for commuting in to London with easy access to the M4 but also to Swindon train station with services into London Paddington in under 1 hour.



Swindon 4.5 miles



Hunters Equestrian Centre 17.9 miles



Cirencester 19.1 miles



Oxford 31.2 miles











'Being in such close proximity to links in to London was paramount for us but we really wanted somewhere in the countryside with a peaceful outlook. Calder Vale ticked all the boxes for us and more...'



Equestrian Facilities



6 STABLES



5 ACRES

Having your horses at the bottom of your garden is every horse owner's dream. Calder Vale offers fantastic equestrian facilities which are just a stone's throw from the back door.

There are 6 timber stables in total, 4 of which are located on the main yard which also benefits from a good sized tack room and an additional storage room which is currently utilised as a feed room. The 2 corner boxes are considerably larger and one features a stable door on two sides, allowing for access out in the direction of the arena and paddocks. There are a further 2 stables adjacent to the main yard. To the rear of the main stable yard, there is also a substantial storage barn which is ideal for hay, bedding and equipment.



The 20m x 40m outdoor arena has a sand and rubber surface, is well fenced and benefits from floodlights. There is a four-horse walker which has a concrete base and is situated just off the main yard. The main access to the equestrian facilities is via a separate driveway which leads to a gravelled parking area suitable for several horseboxes and cars. The stables can also be accessed from the main house driveway.

The grazing land is divided up in to four paddocks, one of which benefits from a double field shelter. There is also an area of land parallel to the driveway which could be used as additional grazing and features a double field shelter. The current owner rents a further 12 acres of grazing land adjacent to the property which could be available subject to agreement.





Calder Vale, The Marsh, Wanborough, Swindon, SN4

Approximate Area = 3443 sq ft / 319.8 sq m (Includes Annexe / Workshop)

Limited Use Area(s) = 267 sq ft / 24.8 sq m

Outbuildings = 1535 sq ft / 142.6 sq m

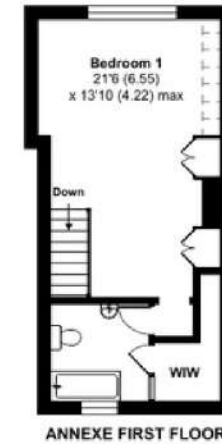
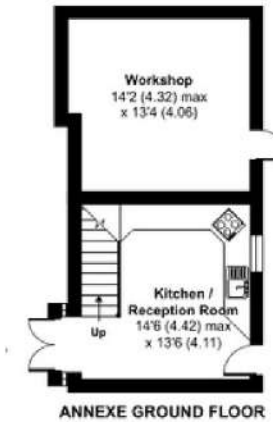
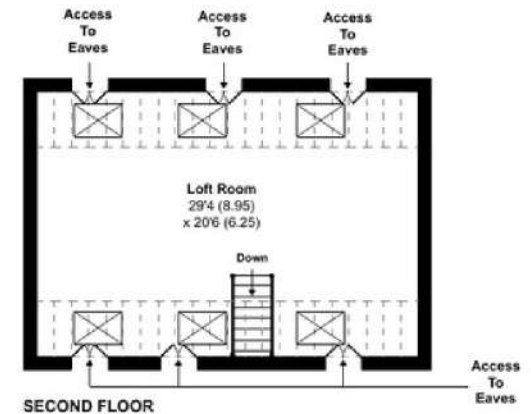
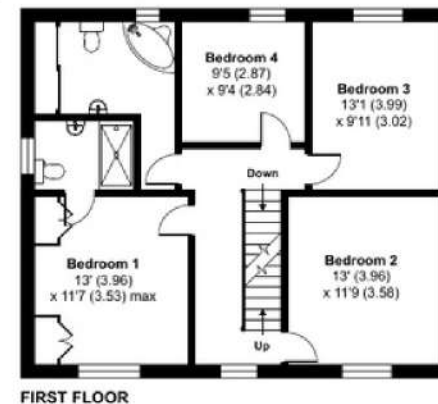
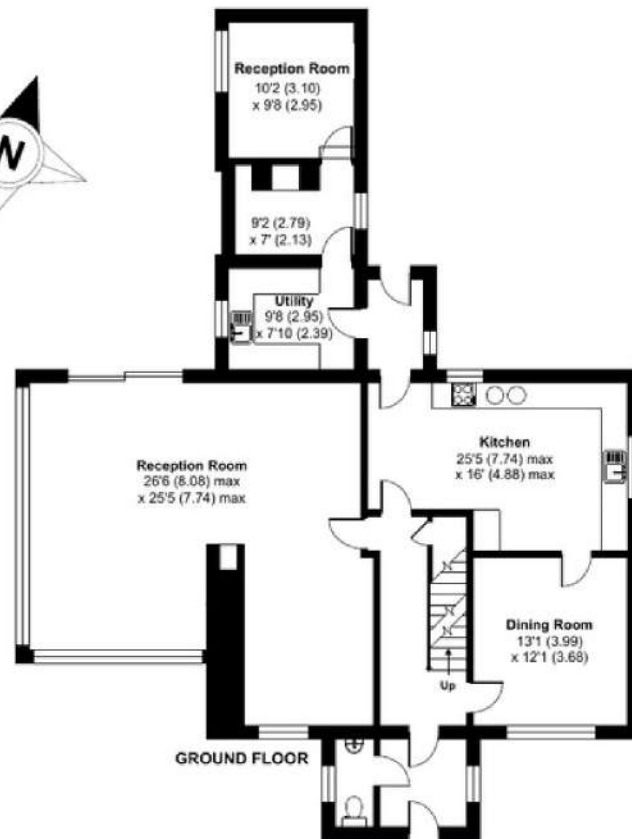
Total = 5245 sq ft / 487.2 sq m

For identification only - Not to scale

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

EPC rating - D

Denotes restricted head height

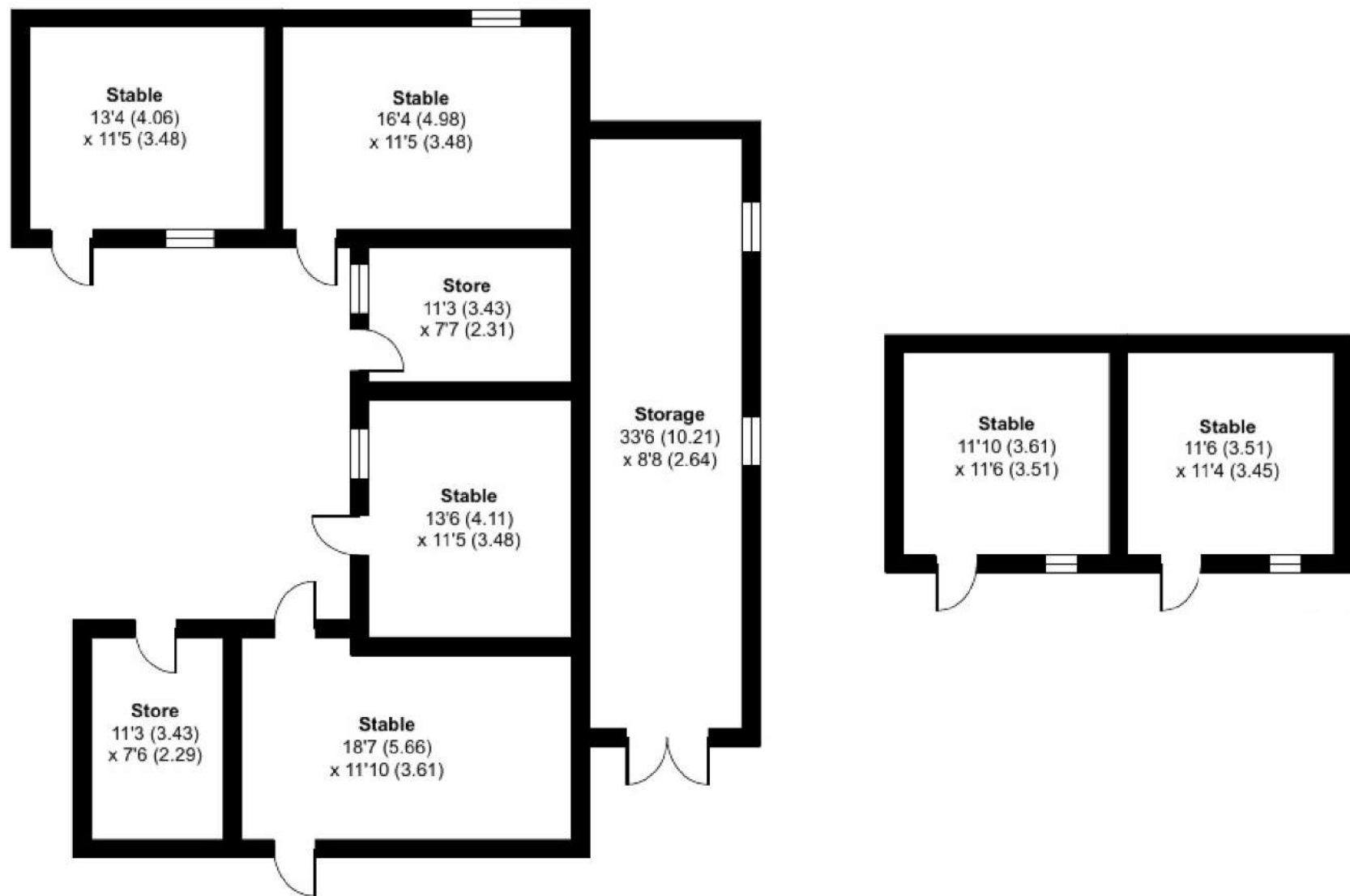


DISCLAIMER:

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Keller Williams has the authority to make or give any representation or warranty in respect of the property. We would also point out that we have not tested any of the appliances and purchasers should make their own enquiries to the relevant authorities regarding the connection of any services.

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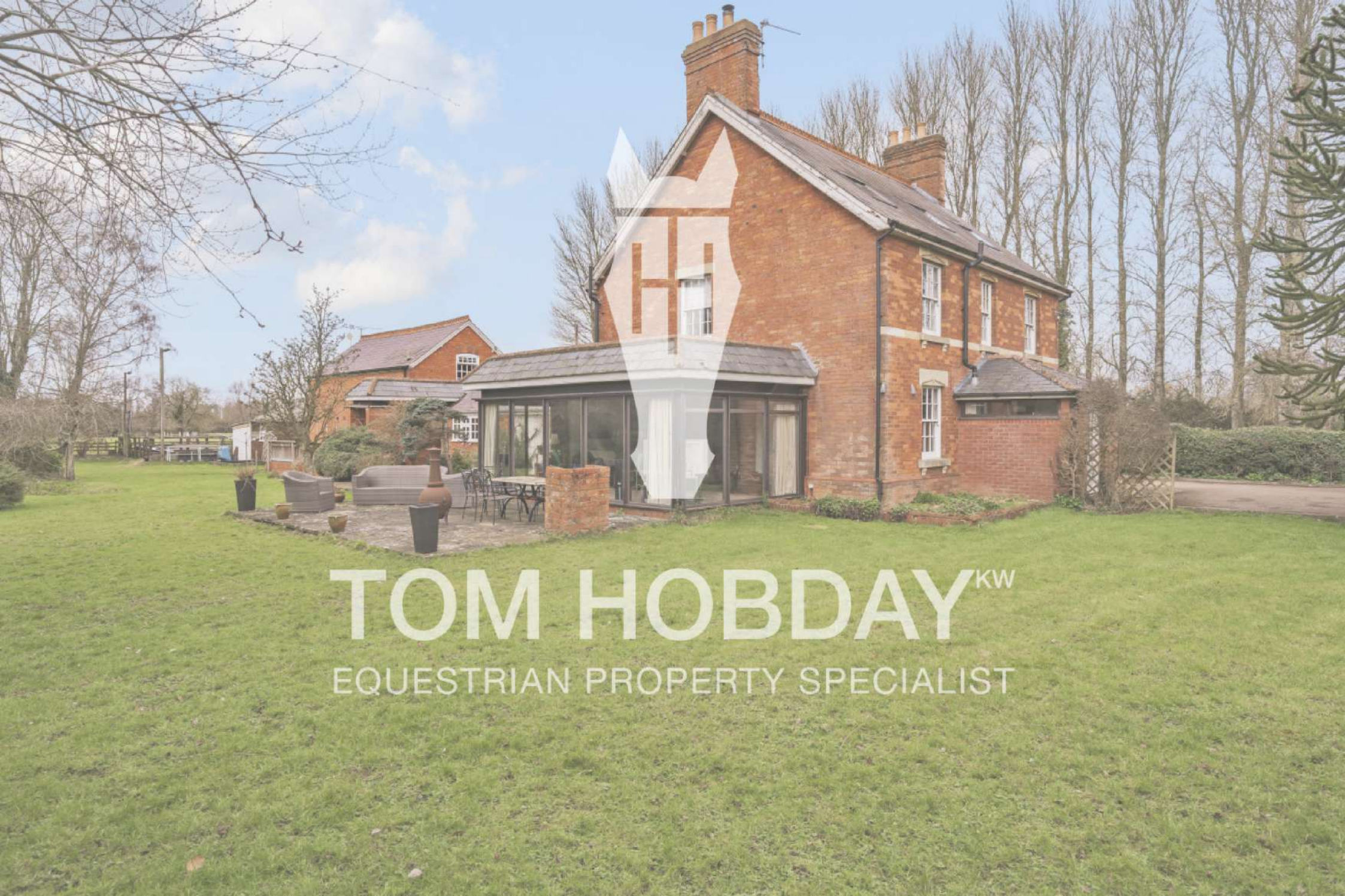


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Cotswolds. REF: 950514



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