



HIGH PENN,  
CALNE

Carter Jonas



# SAUVEURS COACH HOUSE, HIGH PENN, CALNE, WILTSHIRE, SN11 8RU

## DESCRIPTION

Nestled within the picturesque rural hamlet of High Penn just over a mile from Calne, Sauveurs Coach House is a unique and impressive character property occupying a delightful and peaceful setting within a small converted farmyard.

The Coach House is a superb period residence set within beautiful grounds of approximately 1.64 acres and has been converted and extended to provide spacious, well planned and versatile accommodation.

The stylish light and airy accommodation enjoys a great flow, with spacious elegant rooms and impressive vaulted ceilings throughout much of the property. The kitchen / breakfast room is accessed off the entrance hall and boasts a central island and a great range of fitted units. To the other side of the hallway is the formal dining room which leads seamlessly through to the striking garden room, from where you can enjoy views over the garden, paddock and countryside beyond.

There is no shortage of reception space and the ground floors also boasts a further sitting room / library, study and also a cloakroom off the hallway.

The largest of the bedrooms, boasting traditional oak beams, is located at the end of the house and is blessed with an abundance of natural light and doors onto the garden. This bedroom is served by the shower room off the adjoining room.

Stairs wind up from the main hallway to the landing off which two double bedrooms are accessed. Both enjoy dual-aspect windows and an abundance of built-in storage and are served by the well-appointed bathroom, with roll top bath.

The stone and brick-built annex is situated at the end of the walled garden and comprises of an open plan studio room with separate shower room.

**A UNIQUE AND STYLISH CONVERTED COACH HOUSE OFFERING FLEXIBLE ACCOMMODATION, AN ANNEX AND STUNNING RURAL VIEWS.**





## OUTSIDE

Sauveurs Coach House is set in an enviable elevated position forming part of a small courtyard development at the end of a private lane and enjoys fabulous views over adjoining countryside. The house is accessed via automated gates leading to a large, gravelled parking area for numerous cars and a double car port with additional single garage.

The beautifully landscaped gardens are a particular feature of the special property and have been meticulously maintained by the sellers. The garden is mainly laid to lawn with a selection of mature trees, shrubs, fruit trees and planting beds which are interspersed by gravel paths. The garden is perfectly set for alfresco dining / entertaining in the warmer months, with several seating areas from where you can enjoy the tranquil surroundings.

Approx 1.64 acres in total

## SITUATION

The picturesque rural hamlet of High Penn is situated about 1 mile to the northeast of the market town of Calne, with the Sauveurs Coach House being one of four converted properties next to the original 17th-century farmhouse.

Calne has a village hall, a church, and a sports/leisure centre and provides excellent day-to-day shopping. Bowood House, a short distance away, has an eighteen-hole golf course and a popular child's adventure playground. A few miles to the east is the popular market town of Marlborough, which offers a further variety of shopping, recreational and educational facilities, including a Waitrose. The property backs on to a nature reserve and is ideal for walking and rural pursuits.

Communications are good, with a railway station at Chippenham c8 miles west linking London Paddington, Bristol and Bath, or the M4 motorway (Jct. 16) is c11 miles to the north, giving access to London Heathrow and Bristol.

The area has excellent schools, including St Mary's Calne, Dauntseys and Marlborough College. There are also good primary and secondary schools in Calne.

## SERVICES AND MATERIAL INFORMATION

- Freehold
- Mains electricity and water, private drainage into a shared treatment plant. Oil-fired central heating. Underfloor heating downstairs and traditional radiators upstairs. Electric heating in the Garden Room.
- Council tax band: F
- Energy efficiency rating: D
- Broadband and mobile coverage. Please refer to Ofcom website for further details.

**GUIDE PRICE** £1,000,000 subject to contract

**VIEWING ARRANGEMENTS:** By appointment with the Marlborough Office





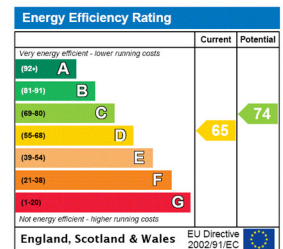




Sauveurs Coach House, High Penn Calne, SN11  
 Approximate Floor Area = 2210 sq ft / 205.3 sq m  
 Outbuildings = 591 sq ft / 54.9 sq m  
 Total = 2801 sq ft / 260.2 sq m



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