



**FISHER'S BROOK,
CALNE**

Carter Jonas

MOOR HILL LODGE, FISHER'S BROOK, CALNE, SN11 9HB

AMENITIES

- Detached home
- 2.15 acres
- Stables
- Outbuildings
- Rural location
- Development potential
- Views
- Close to Calne

SITUATION

Fisher's Brook is located on the outskirts of the market town of Calne. Calne has a town hall, library, 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.

DESCRIPTION

Moor Hill Lodge provides a unique opportunity for a purchaser to either develop, reconfigure or re-build this detached dwelling in a rural setting. The property is accessed via a tree lined drive and sits in a total of 2.15 acres.

The property itself has internally been changed many times and the building extended and now provides over 4000 sq. ft. of accommodation. The layout needs to be reconfigured to make a substantial family home. There is also the possibility of building separate dwellings on the site as each section of the plot has its own access off the central drive.

There are various outbuildings and stables which have previously been used for office space and would need to be changed back to residential use.

Moor Hill Lodge could be made into a wonderful family home or to be utilised as a holiday let.

All potential options would be subject to obtaining the necessary planning permissions.

A UNIQUE OPPORTUNITY FOR EITHER DEVELOPMENT OR RE-BUILD ON THIS 2.15 ACRE PLOT



Please note that there is Kelston House, which forms part of the ground floor of Moor Hill Lodge is under separate ownership and therefore does not form part of the sale. Kelston House is currently owned under a lease, with Moor Hill Lodge being the freeholder.

OUTSIDE

Moor Hill Lodge is accessed via a tree lined central driveway and sits in a plot of 2.15 acres. There are numerous stables and outbuildings, as well as a summer house which is currently fitted as an office space with kitchen and shower room. The garden is laid to lawn and enclosed by hedging and has views over fields.

GUIDE PRICE: Offers Over £900,000 (Subject to Contract)

VIEWING ARRANGEMENTS: By appointment with the Marlborough Office



Classification L2 - Business Data

Moor Hill Lodge, Fisher's Brook, Calne, SN11

Approximate Area = 4240 sq ft / 393.8 sq m
 Limited Use Area(s) = 1094 sq ft / 101.6 sq m
 Garage = 435 sq ft / 40.4 sq m
 Outbuildings = 4692 sq ft / 435.8 sq m
 Total = 10461 sq ft / 971.8 sq m

For identification only - Not to scale



Denotes restricted
head height



SERVICES AND MATERIAL INFORMATION

- Freehold
- Mains water, private drainage. oil fired central heating.
- Council tax band: G
- Energy efficiency rating: E
- Broadband and mobile coverage. Please refer to Ofcom website

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Carter Jonas. REF: 1209983

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