

# STOCKSTREET FARMHOUSE

MILE ELM, CALNE, SN11 ONE



# TO LET UNFURNISHED ON AN ASSURED SHORTHOLD TENANCY

Rent £4,850 per calendar month, plus outgoings

For further information please contact Lorraine Hulbert at the Bowood Estate Office Tel: 01249 810 953 | E-mail: propertymanager@bowood.org



### **SITUATION AND DESCRIPTION**

Stockstreet is an exceptional estate farmhouse, benefitting from a range of period features. The property has recently been fully refurbished. Occupying a secluded position overlooking farmland and the downs, Stockstreet Farmhouse extends to 1.3acres, including a large garden, paddock (0.7acres) and outbuilding with car ports.

The property enjoys easy access to Calne (1mile), Chippenham (8 miles) and Devizes (8miles). Chippenham has the benefit of a mainline railway station (London – 1hr 15mins) and access to J17 of the M4.

The accommodation (c.3,046 ft<sup>2</sup>) is arranged over three floors and comprises:

- Entrance hall
- Kitchen with AGA
- Dining Room
- Sitting Room
- Drawing Room
- Utility Room
- Boot Room with downstairs WC
- Master bedroom with en-suite
- Four further bedrooms and two family bathrooms

#### **GENERAL INFORMATION**

TENURE The property will be offered unfurnished on an Assured Shorthold

Tenancy Agreement, with a fixed term of 12 months.

RENT £4,850 per calendar month, payable in advance by standing order

on the first day of each month.

DEPOSIT £5,637 being equivalent to five weeks rent.

SERVICES Mains electricity and water. Oil fired central heating throughout.

COUNCIL TAX Band B.

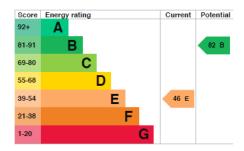
VIEWINGS Viewings strictly by appointment.



# **FLOORPLAN**



## **ENERGY EFFICIENCY RATING**



Particulars prepared 5<sup>th</sup> September 2025. Every care has been taken to ensure that these particulars are correct, but parties must satisfy themselves as to the accuracy of all statements. No warranty is intended or implied. Successful tenants should keep a copy of these particulars for future reference.









