



## STOCKSTREET FARMHOUSE

MILE ELM, CALNE, SN11 0NE



TO LET UNFURNISHED ON AN ASSURED SHORTHOLD TENANCY

Rent £4,500 per calendar month, plus outgoings

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### 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 1.3 acres, including a large garden, paddock (0.7 acres) and outbuilding with car ports.

The property enjoys easy access to Calne (1 mile), Chippenham (8 miles) and Devizes (8 miles). Chippenham has the benefit of a mainline railway station (London – 1 hr 15 mins) 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        | £4,500 per calendar month, payable in advance by standing order on the first day of each month.                     |
| DEPOSIT     | £5,192 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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 82 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             | 46 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

Particulars prepared 27<sup>th</sup> October 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.

