



Hillbrook House, 377A Quemerford | Calne | Wiltshire | SN11 8LF

**WOOLLEY  
& WALLIS**



# WOOLLEY & WALLIS

Guide Price: £750,000

A well appointed four bedroom detached home with beautiful views located on the edge of Quemerford



## The Property

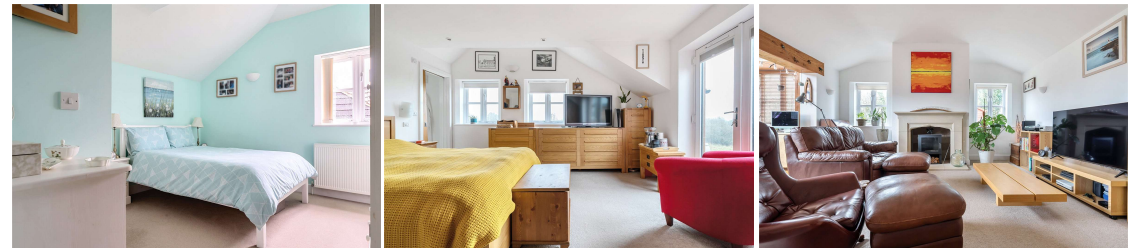
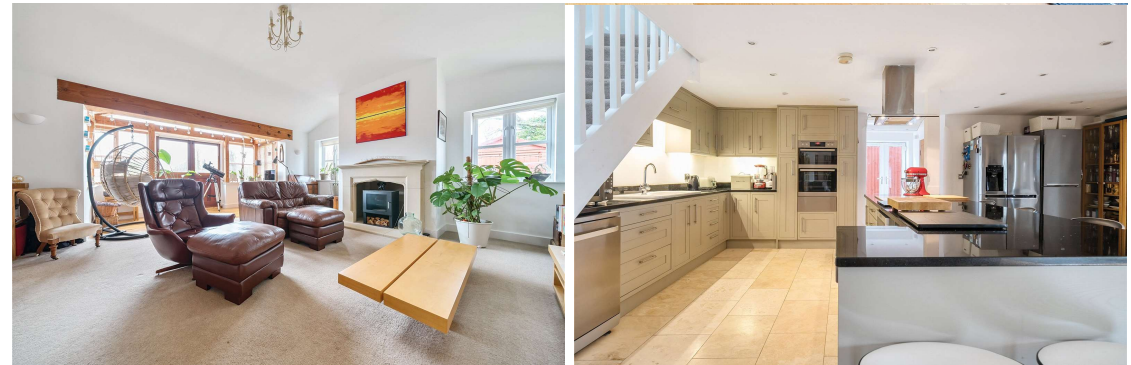
Hillbrook House, constructed in 2013, is a charming and meticulously crafted four-bedroom detached home nestled in the serene locale of Quemerford, accessible via a private access road. This modern residence is characterized by its exquisite finish and presentation, offering a delightful blend of contemporary design and comfortable living spaces.

One of the standout features of Hillbrook House are the captivating westerly views, which stretch across fields, providing residents with a picturesque backdrop to enjoy throughout the day. Adding to its allure, the property also boasts a tranquil stream flowing at the bottom of the garden, enhancing the natural beauty and ambiance of the surroundings.

Spanning a generous total area of 2423 square feet, the house is thoughtfully designed to cater to the needs of a modern family, with ample space for both relaxation and entertaining. The open-plan layout lends itself to a seamless flow between the living, dining, and kitchen areas, creating a welcoming atmosphere for gatherings and everyday living.

With its well-appointed bedrooms, Hillbrook House offers comfortable accommodation for residents, ensuring that each member of the family has their own private retreat. Additionally, the property is meticulously maintained and ready for immediate occupancy, promising a hassle-free transition for its new inhabitants.

Overall, Hillbrook House exudes a timeless appeal and presents an idyllic setting for family life, combining the tranquility of its rural surroundings with the convenience of modern amenities. Whether enjoying the breathtaking views, exploring the nearby countryside, or simply unwinding in the comfort of its stylish interiors, this property offers a truly exceptional living experience.







The gardens surrounding Hillbrook House are primarily composed of expansive lawns, providing ample space for outdoor activities and relaxation amidst the natural beauty of the area. Notably, the gardens have been thoughtfully designed and modified to ensure the safety and security of pets, with measures in place to dog-proof the boundary.

Additionally, the property features two sizable sheds, offering convenient storage space for gardening tools and equipment, further enhancing the functionality and organization of the outdoor area. This allows residents to maintain the gardens with ease and keep the property well-maintained throughout the year.

For added convenience, a gravel driveway is present, providing parking space for multiple vehicles.

### The Situation

The Quemerford area of Calne offers convenient access to some of Wiltshire's most picturesque countryside and significant landmarks. Traveling eastward from this location, you'll encounter notable attractions such as the Cherhill White Horse, the historic Avebury site, and eventually Marlborough. Additionally, this route provides easy access to the M4 highway, which leads eastward to London.

Heading west from Calne, you'll find the town itself, known for its rich history including its association with Wiltshire Ham and the discovery of Oxygen. Further along this route lies Chippenham, Bath, and access to the M4 heading westward.

A short journey southward from Quemerford takes you to the North Wilts Golf Course, a Nature Reserve, and the town of Devizes, famous for its Caen Hill Locks and canal.

Overall, residing in Quemerford offers a diverse range of nearby attractions and amenities, from historical landmarks to natural landscapes, making it an ideal location for those who appreciate both rural charm and easy access to urban centers.

### Services

Tenure: Freehold

Council Tax: Band E

EPC Rating: B

Services: Gas fired central heating, mains water, and electricity. Private treatment plant.

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Denotes restricted  
head height

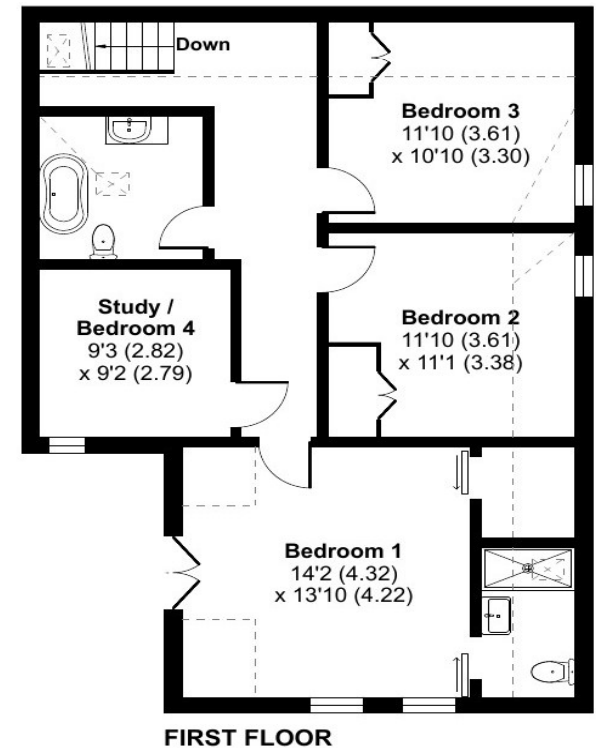
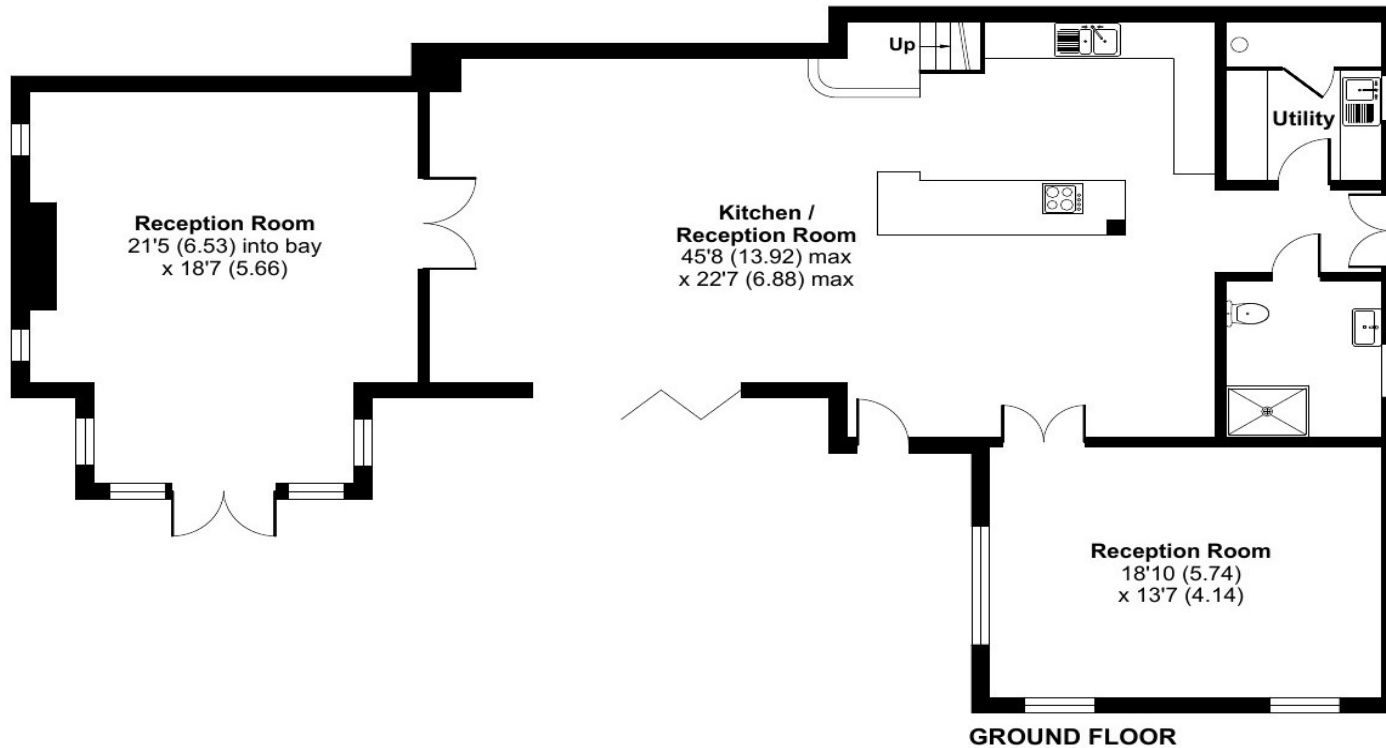
# Quemerford, Calne, SN11

Approximate Area = 2228 sq ft / 206.9 sq m

Limited Use Area(s) = 195 sq ft / 18.1 sq m

Total = 2423 sq ft / 225 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2024. Produced for Woolley & Wallis. REF: 1098093

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