

## DIRECTIONS TO THE PROPERTY

From the Charles Faye office turn left on to The Square and then bear right at the roundabout on to the A4. Go straight over at the next roundabout heading towards Chippenham. Proceed along the A4 and at the crossroads at Derry Hill, take the turning on the left in to Church Road. Take the first left on the bend in to Old Road and the property can be found three quarters of the way down the road on the left hand side.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Charles Faye is the trading name of Lifestyle Options Limited. Company registration number 07448943.



VIEW ONLINE



## CHARLES FAYE

Charles Faye Estate Agents has been successfully selling properties for many years in Calne and the surrounding villages.

We are delighted to be the only estate in the Calne area to be awarded exclusive membership of The Guild of Professional Estate Agents, providing us access to a network of other like-minded estate agents who are all committed to improving and enhancing the service and public perception of estate agencies across the UK.

Membership is contingent upon on-going good reputation and customer service and is reviewed annually to ensure we meet the strict criteria as detailed in The Guild's Code of Conduct.

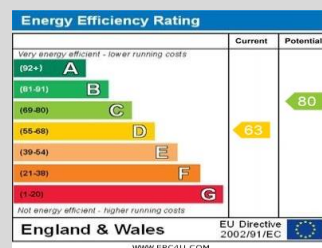
## FINANCIAL ADVICE

Free independent financial advice is available. Please call us for more information.

## COUNCIL TAX BAND

The council tax band for this property is band D

## PROPERTY RATING



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2 Hill View  
Calne, SN11 9NB

£320,000

'People & property are always at the heart of whatever we do'

charles faye  
sales and lettings



2 Hill View, Calne

Nestled in the picturesque village of Studley, Hill View is a charming two bedroom cottage offering a perfect blend of character and modern convenience, with a spacious interior and a beautiful garden setting that was once part of the Bowood Estate is ideally located close to local amenities, including shops, cafes, and pubs, all within easy reach. The well planned property offers excellent living space to include a living room, a dining kitchen, with the conservatory off. There is a utility room and the cloakroom which completes the ground floor. To the first floor the two bedrooms with countryside views and the refitted shower room completes the property. To the rear of the property you will find a good-sized garden backing on to farmland, providing a peaceful retreat for outdoor dining or gardening enthusiasts. To the front, the property boasts two dedicated parking spaces, ensuring convenience for residents and guests alike

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| <ul style="list-style-type: none"><li>▪ <b>Character Cottage</b></li><li>▪ <b>Dining Kitchen</b></li><li>▪ <b>Utility &amp; Cloakroom</b></li><li>▪ <b>Off Street Parking</b></li></ul> | <ul style="list-style-type: none"><li>▪ <b>Stunning Rural Location</b></li><li>▪ <b>Conservatory</b></li><li>▪ <b>Lovely Rear Garden</b></li><li>▪ <b>Backing On To Farmland</b></li></ul> |
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PROPERTY FRONT

Driveway leading to the open porch and entrance door.

LIVING ROOM 15' 6" x 13' 0" (4.72m x 3.96m)

Upvc double glazed window to front, ceiling coving, brick built fireplace, open staircase rising to first floor, understairs storage cupboard, doorway to dining kitchen.

DINING KITCHEN 15' 3" x 9' 1" (4.64m x 2.77m)

Window to rear, fitted kitchen with matching wall and base units with work surface over, stainless steel sink unit, tiled splash backs, space for free standing cooker, extractor hood over, further appliance space, radiator, upvc double glazed French doors leading to conservatory.

CONSERVATORY 9' 9" x 9' 0" (2.97m x 2.74m)

With upvc double glazed windows to rear, latch door to utility room, radiator, upvc double glazed french doors to rear, vinyl flooring.



UTILITY ROOM 5' 6" x 5' 6" (1.68m x 1.68m)

Upvc double glazed window to rear, wall units, work surface over, tiled surrounds, space and plumbing for washing machine, tumble dryer and further appliance, latch door to cloakroom.

CLOAKROOM 5' 6" x 2' 11" (1.68m x 0.89m)

Fitted suite to include close couple w.c, vanity wash hand basin, tiled surrounds, wall mounted boiler, radiator, vinyl flooring.



FIRST FLOOR ACCOMMODATION

LANDING

Loft access with drop down ladder to the fully boarded loft, latch doors to bedrooms and bathroom room.

BEDROOM ONE 13' 0" x 12' 3" (3.96m x 3.73m)

Upvc double glazed window to front, two built in cupboards with latch doors, double wardrobe, radiator.

BEDROOM TWO 9' 3" x 7' 6" (2.82m x 2.28m)

Upvc double glazed window to rear, radiator.

BATHROOM 9' 3" x 7' 6" (2.82m x 2.28m)

Upvc double glazed window to rear, fitted suite to include close coupled w.c., pedestal wash hand basing, tiled surrounds, fully tiled shower cubicle, radiator.



EXTERNALLY

DRIVEWAY PARKING

There is driveway parking to the front of the property for two vehicles.

REAR GARDEN

Patio slabs with steps leading to a good-sized lawn with mature shrubs and trees, small, wooded area to the rear of the garden, enclosed with wood fencing and wire fencing, wooden storage shed, greenhouse.

**NB** There is a right of access across the neighbouring property.

