



**Tregorne , Calne, SN11 9NH**

**£670,000**

Located within the small village of Studley which lies between Chippenham and Calne with extensive views over both towns and surrounding areas, this five bedroom detached bungalow offers generous and flexible accommodation. Comprising; porch, entrance hall, cloakroom, lounge, dining room, kitchen, utility room four bedrooms and a bathroom on the ground floor with bedroom one and an en suite on the first floor. With a detached double garage and ample driveway parking to the front, side and rear this home has a lot to offer!



## Tregorne



## Entrance Porch



Double glazed front door, Oak flooring, glazed door to the hall.

## Hallway

Oak flooring, radiator and doors to all ground floor bedrooms, bathroom and dining room.

## Lounge



Double glazed window to the side, double glazed window to the rear with far reaching views over the garden to the Cherhill white horse and torr, Oak flooring, Jotul wood burner and radiator, open to the dining room.

## Dining Room



Oak flooring, radiator, under stairs cupboard, stairs to the first floor bedroom and door to the kitchen.

## Kitchen



Double glazed window to the front, laminate flooring, radiator, floor and wall mounted units, breakfast bar, ceramic sink and drainer, electric cooker with hob, two ovens and extractor fan over, space for an American style fridge/freezer and door to the utility room.





### Utility Room

Double glazed door to the garden, double glazed window to the rear, radiator, laminate flooring, floor and wall mounted units, stainless steel sink and drainer, plumbing for a washing machine, floor mounted Oil fired boiler, and door to the cloakroom.

### Cloakroom



Double glazed window to the side, radiator, laminate flooring, toilet and wash hand basin.

### Bedroom Two



Double glazed bay window to the front with views and radiator.

### Bedroom Three



Double glazed bay window to the front with views and radiator.

### Bedroom Four



Double glazed window to the rear and radiator.

### Bedroom Five



Currently used as an office, double glazed window to the front and radiator.



## Bathroom



Double glazed window to the rear, tiled floor and walls, towel radiator, wash hand basin, toilet, vanity storage, bath and separate shower cubicle.

## First Floor Bedroom One



Double glazed window to the front with far reaching views, double glazed Velux window to the side, radiator, fitted wardrobes within a dressing area and door to the en suite.

## En Suite



Double glazed window to the rear, radiator, laminate flooring, toilet, wash hand basin, bath with shower screen and mains shower over.

## Detached Double Garage



Two up and over doors to the front, power and light.

## Driveway Parking

The property provides ample parking in total for at least 8 cars. To the front of the property a driveway leads from the road, past the side of the house via five bar gate and to the rear giving access to the double garage.

## Gardens



The front and rear gardens are well cared for with a depth of planting, trees and shrubs. The rear garden backs on to fields with views over to the Cherhill White Horse and Torr. Laid predominantly to lawn there is a greenhouse and garden shed with access on both sides of the home to the front of the property.

**Tenure**

We are advised by the .gov website that the property is freehold.

**Viewings**

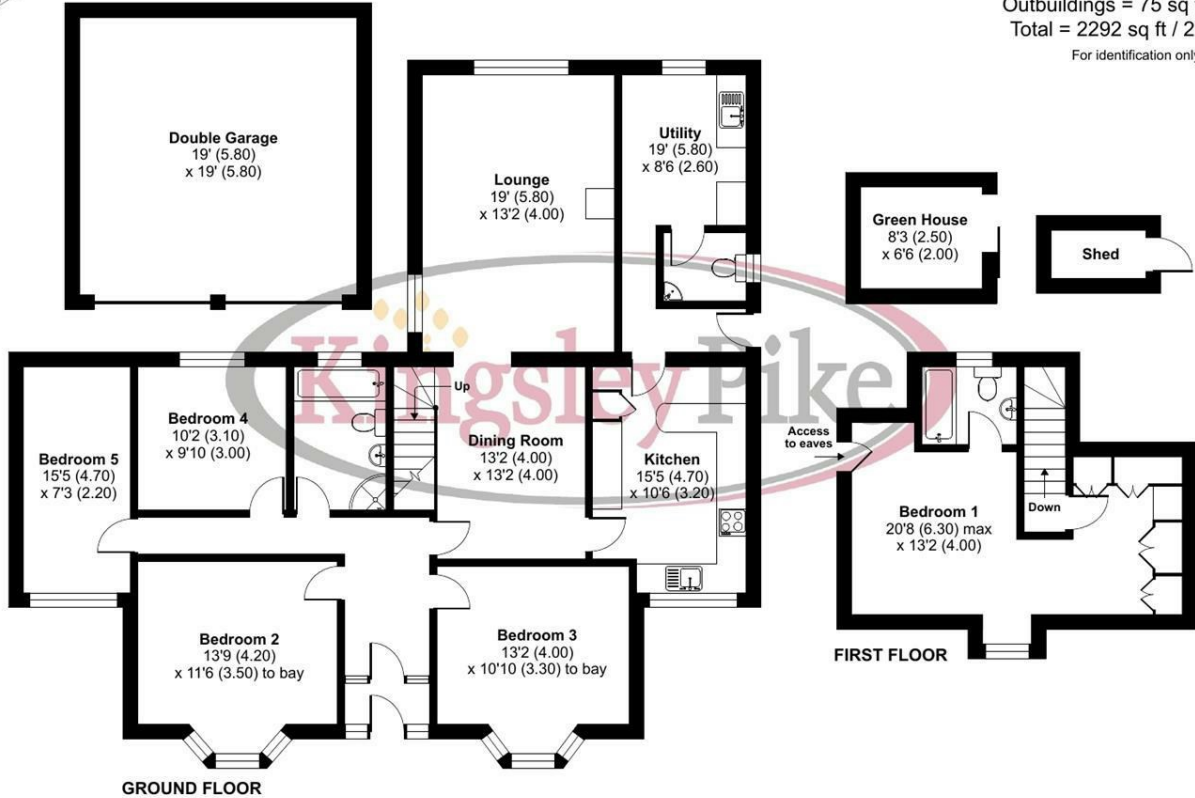
We are advised by the .gov website that the property is band E.

# Floor Plan

## Tregorne, Studley, Calne, SN11

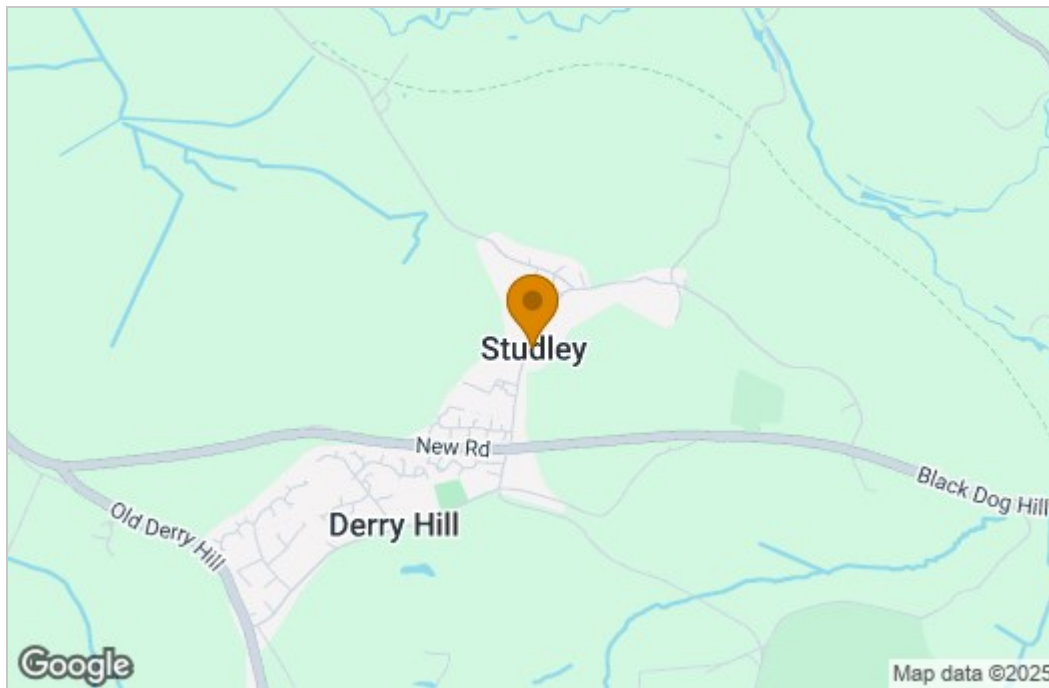
Approximate Area = 1856 sq ft / 172.4 sq m  
 Garage = 361 sq ft / 33.5 sq m  
 Outbuildings = 75 sq ft / 7 sq m  
 Total = 2292 sq ft / 212.9 sq m

For identification only - Not to scale

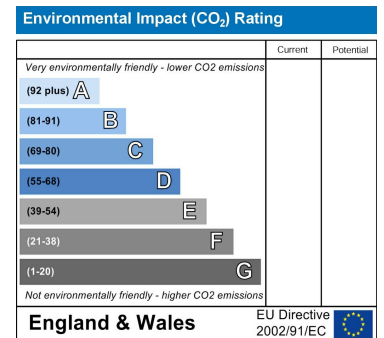
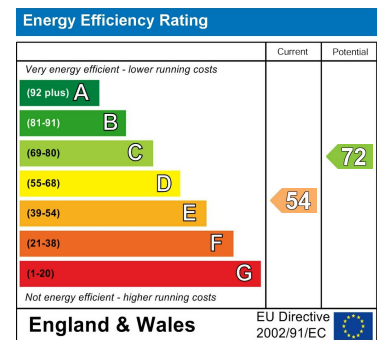


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Kingsley Pike. REF: 1302992

# Area Map



# Energy Efficiency Graph



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