



# TO LET

16 Barry Place, Derry Hill, SN11 9NX

**£2,500 Per Month**



- Five bedroom detached family home
- Available June 2025
- Pets considered on application
- EPC - C
- Village location
- Longer term let preferred
- Council Tax Band F (Wiltshire Council)

## THE PROPERTY

Blueleaf Property are delighted to offer this five bedroom detached family home in the village of Derry Hill, Calne.

Derry Hill is a picturesque Wiltshire Village with an elevated position at the northern edge of the Bowood House Estate. The village is circa 2.5 miles from Calne town centre and 4 miles from Chippenham Train Station offering a mainline link into London Paddington Station.

The village benefits from a Wadsworth Pub - The Lansdowne Arms, village primary school, church, vibrant community and village hall as well as having the Bowood Estate on its doorstep which boasts one of Wiltshire premier golf clubs, a spa & hotel along with house and gardens to explore.

16 Barry Place is a fantastic family home in our opinion. The ground floor accommodation comprises entrance hall, lounge with patio doors onto the rear garden (please note the log burner is being removed from the property), dining room with patio doors onto the rear garden, kitchen breakfast room with patio doors onto the rear garden and a range of fitted appliances, office, cloakroom and double garage with power and lighting, electric roller door, side access and plumbing for the washing machine and tumble dryer.

The first floor accommodation comprises landing with airing cupboard, five double bedrooms, one with en-suite bathroom and a family shower room.

The property further benefits from driveway parking for multiple cars, gas central heating, a landscaped rear garden and double glazing.

The property is available from mid June 2025 and the landlords would prefer a longer term let.

Pets are considered on application



Total area: approx. 176.7 sq. metres (1902.1 sq. feet)

## Directions