



SCOTT WINDLE POWERED BY **exp** TM UK

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Shelburne Way, Derry Hill

Offers Over £325,000

3 1 2



Reference; SW0341 Extended three bedroom detached property with large garden pleasantly situated in a quiet cul de sac in a sought after village location within easy access to Chippenham & Calne. The property offers a tremendous amount of potential as a full renovation is required and would be ideal for buyers who would like to put their own stamp on a property and create their dream home. The property offers spacious accommodation arranged over two floors and in brief comprises; Entrance hallway with the stairs rising to the first floor, downstairs cloakroom, lounge / dining room, family room / dining room (formerly kitchen), kitchen and a lean to conservatory that needs replacement or removal. To the first floor are three well proportioned bedrooms and a family bathroom. To the front is a driveway providing off street parking and a single garage whilst to the rear is a large garden that offers a huge amount of potential for landscaping and outdoor living. The property is offered to the market with NO ONWARD CHAIN and an early internal viewing is highly recommended.

Situation

The sought after village of Derry Hill is situated between Calne and Chippenham and offers a good choice of amenities to include a highly regarded primary school, village store/post office, church, popular public house (The Lansdowne Arms) and Bowood House & Gardens, Hotel, Spa and Golf Club. A more comprehensive range of amenities can be found in nearby Chippenham to include a mainline railway station (London Paddington) secondary schooling, leisure facilities, cinema and the M4 motorway that offers excellent access to the major centres of Bath, Bristol, Swindon, Cardiff and London.

***** PLEASE QUOTE REFERENCE; SW0341 *****

Property Information

Freehold

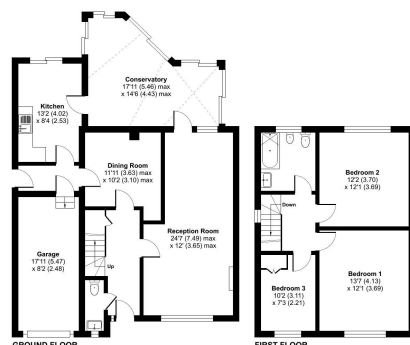
Council Tax Band; D EPC Rating; D

Gas Fired Central Heating. No Onward Chain



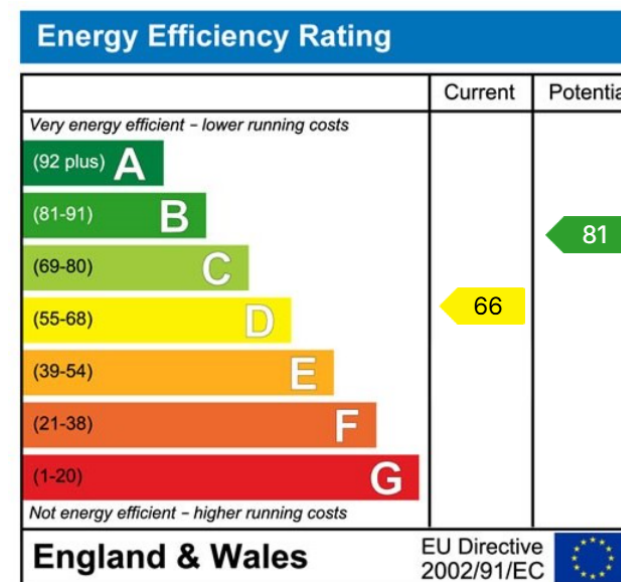
Shelburne Way, Derry Hill, Calne, SN11

Approximate Area = 1380 sq ft / 128.2 sq m
Garage = 146 sq ft / 13.5 sq m
Total = 1526 sq ft / 141.7 sq m
For identification only - Not to scale



① Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) (Accredited). © eXp World 2025. Produced for eXp World by eXp - 1001126

- Please Quote Reference SW0341
- Tremendous Amount Of Potential
- Large Rear Garden
- Three Bedrooms
- Viewing Highly Recommended
- Sought After Village Location
- Full Renovation Required
- Extended Detached Property
- Garage & Driveway Parking
- No Onward Chain



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