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# Studley Corner, Studley

Offers Over £325,000

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**Reference; SW0341** Situated in the sought after hamlet of Studley on the outskirts of Chippenham, this older style three bedroom semi detached property offers an exciting opportunity for those looking to take on a full renovation project. In need of complete modernisation throughout, the property offers a tremendous amount of potential and would be ideal for buyers who would like to put their own stamp on a property and create their dream home. The accommodation currently comprises a kitchen, two reception rooms, conservatory, downstairs bathroom and three bedrooms. Outside, the property boasts a large garden offering plenty of space to extend (subject to planning) or to simply enjoy as a private outdoor retreat in a quiet and peaceful setting. To the front is a detached single garage and driveway parking. Studley enjoys a semi rural setting while still offering easy access to the wide range of amenities in nearby Chippenham, including mainline rail links to London Paddington, excellent schools, and access to the M4 motorway. This is a rare opportunity to purchase a property with great potential in a desirable location and an early viewing is highly recommended. No onward chain. Please see agents note below prior to booking a viewing.

### **Situation**

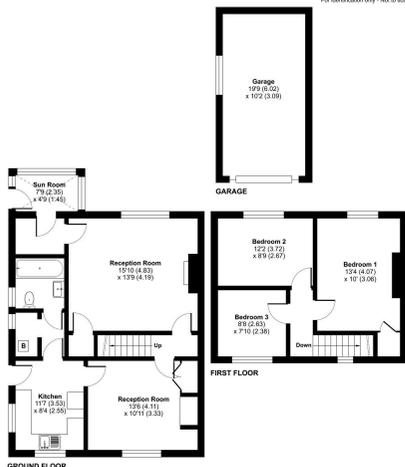
Studley is a sought after hamlet which is conveniently situated between the towns of Chippenham and Calne. The neighbouring village of Derry Hill offers a good choice of amenities to include a highly regarded primary school, village store/post office, church, popular public house (The Lansdowne Arms) 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 \*\*\***



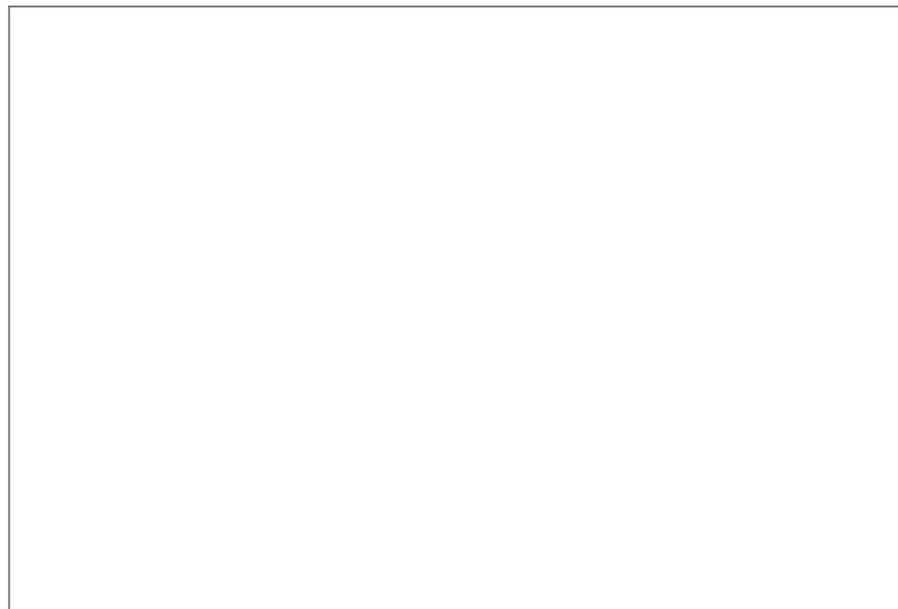
**Studley Corner, Studley, Calne, SN11**

Approximate Area = 1049 sq ft / 97.4 sq m  
 Garage = 200 sq ft / 18.5 sq m  
 Total = 1249 sq ft / 116 sq m  
 For identification only - Not to scale



Plan also available in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) Residential - Global version 2023. Professional Scale Works Powered by eXp - REF: 122026

- Please Quote Reference SW0341
- Older Style Semi Detached Property
- Lots Of Potential & Scope To Extend (STPP)
- Two Reception Rooms
- Single Garage & Driveway
- Sought After Semi Rural Location
- In Need Of Total Renovation
- Three Bedrooms
- Large Garden
- No Onward Chain



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