

for sale

£325,000



## Hill View Studley Calne SN11 9NB

Charming two bedroom cottage that was once part of the Bowood Estate comprising Sitting Room, Kitchen/Diner, Utility/Cloakroom and Conservatory to the Ground floor with Two Bedrooms and Shower Room to the First Floor.



# Hill View Studley Calne SN11 9NB

## Description

Nestled in the picturesque village of Studley, Hill View Cottages is a charming two-bedroom home that was once part of the historic Bowood Estate. This delightful property offers a perfect blend of character and modern convenience, with a spacious interior and a beautiful garden setting.

The cottage features two generously sized reception rooms, ideal for relaxing and entertaining, along with a well-appointed kitchen and a convenient utility room. Upstairs, there are two comfortable bedrooms, perfect for families or those looking for additional space. To the rear, you'll find a good-sized garden, providing a peaceful retreat for outdoor dining or gardening enthusiasts. At the front, the property boasts two dedicated parking spaces, ensuring convenience for residents and guests alike.

Hill View Cottages is ideally located close to local amenities, including shops, cafes, and pubs, all within easy reach. Excellent road links provide quick access to the A435 and M4, making commuting to nearby towns and cities, including Redditch and Birmingham, straightforward. For families, the area is well-served by local schools, with Studley High School and St. Mary's Catholic Primary School both nearby, offering quality education options. This cottage is an ideal home for those seeking a peaceful village lifestyle while still being well-connected to urban amenities.



## Ground Floor

### **Entrance Porch**

Entrance door to front.

### **Sitting Room**

15' 6" max x 13' max ( 4.72m max x 3.96m max )  
Feature fireplace. Window to front. Radiator. Door to Kitchen/Diner. Stairs to First Floor.

### **Kitchen/Diner**

15' 3" x 9' 1" ( 4.65m x 2.77m )  
Fitted with a matching range of base and wall units with roll edge work surfaces. Space for cooker. Further appliance space. French doors leading to Conservatory.

### **Conservatory**

9' 9" max x 9' max ( 2.97m max x 2.74m max )  
Window and French doors to rear. Door to Utility.

### **Utility Room/WC**

5' 6" x 5' 6" ( 1.68m x 1.68m )  
Window to rear. Space and plumbing for washing machine. Work surfaces. Wall cabinets. Gas central heating boiler. Low level WC.

## First Floor

### **Landing**

Stairs rising from Ground Floor.

### **Bedroom One**

13' max x 12' 3" ( 3.96m max x 3.73m )  
Window to front. Built in cupboard.

### **Bedroom Two**

9' 3" x 7' 6" ( 2.82m x 2.29m )  
Window to rear. Radiator.

### **Shower Room**

Window to rear. Suite comprising low level WC, wash hand basin and shower cubicle. Window to rear.

## Outside

### **Front**

Low maintenance with parking to the front.

### **Rear Garden**

Fully enclosed with mature shrub borders. Patio area with steps leading up to a lawn area.





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Property Ref: CHM305994 - 0004

**Tenure:** Freehold

**EPC Rating:** D

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