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)

Shower Room

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

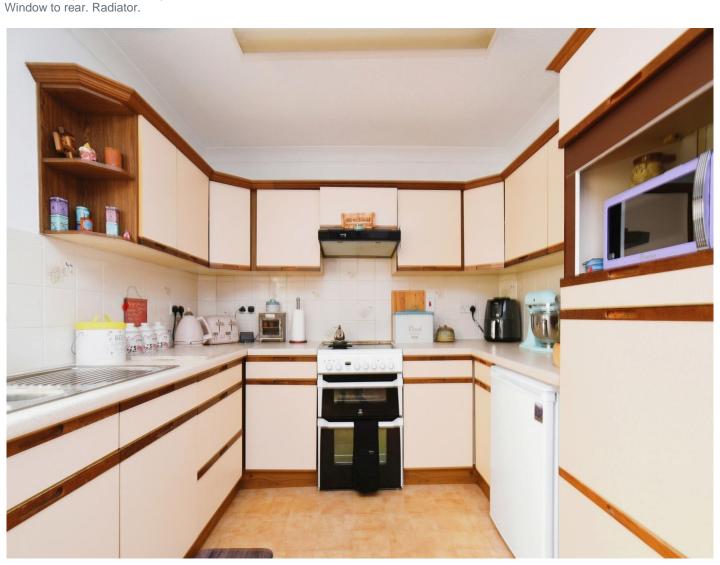
Outside

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.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01249 652 476 E chippenham@connells.co.uk

59 Market Place CHIPPENHAM SN15 3HL

Property Ref: CHM305994 - 0004

Tenure: Freehold EPC Rating: D

view this property online connells.co.uk/Property/CHM305994





^{1.} MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.