

for sale

offers in excess of **£300,000**



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.



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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.





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

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Property Ref: CHM305994 - 0005

Tenure: Freehold

EPC Rating: D

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