





📍 Cedarwood, Church Road, Derry Hill, Wiltshire, SN11 9NR

🏠 £750,000

A spacious and flexible four double bedroom, three reception, three bathroom, detached family home, offering extended and nicely presented accommodation, and superbly positioned in the highly desirable village of Derry Hill.

- Detached Family Home
- Extended and Improved Accommodation
- Four Double Bedrooms
- Three Reception Rooms
- Three Bathrooms & Cloakroom
- Modern Fitted Kitchen / Breakfast Room
- Private, Established Rear Garden
- Larger than Single Garage & Horseshoe Driveway
- Sought After Village Location
- Close to Popular School & Countryside Walks

🏡 Freehold

🏠 EPC Rating C





Cedarwood is an attractive, well presented, detached house which is situated in the heart of the sought after village of Derry Hill. The property has been extended, and significantly improved by the current owners, who have happily lived at the property for over 40 years.

The property offers spacious and flexible accommodation over two floors, and briefly comprises; entrance hall with cloakroom off, dining room, generous sitting room with sliding doors out to the rear patio area, modern fitted kitchen / breakfast room, with utility off, and finally a study, on the ground level.

To the first floor are four double bedrooms, three of which benefit from fitted wardrobes. There is an ensuite to the principal bedroom, a Jack & Jill shower room between the two main guest rooms, and a further family bathroom.

Externally there a private, and established rear garden, with a range of plants, tree's and shrubs. The garden is laid predominantly to lawn, with a lovely patio seating area. To the front there is a larger than single garage, generous horseshoe driveway and an additional pretty garden area.

#### **Situation**

The very popular village of Derry Hill offers a primary school, post office/village shop, church and public house. Bowood House and Gardens together with the newly opened Hotel Spa and Golf course are situated nearby. There is a more comprehensive range of amenities available in nearby Chippenham to include mainline railway station (London-Paddington) and the M4 motorway at Junctions 16 & 17 offers excellent motor commuting to the major centres of Bath, Bristol, Swindon and London.

#### **Property Information**

Council Tax Band ; G

Freehold

Mains Electricity, Water & Drainage

Gas Fired Central Heating

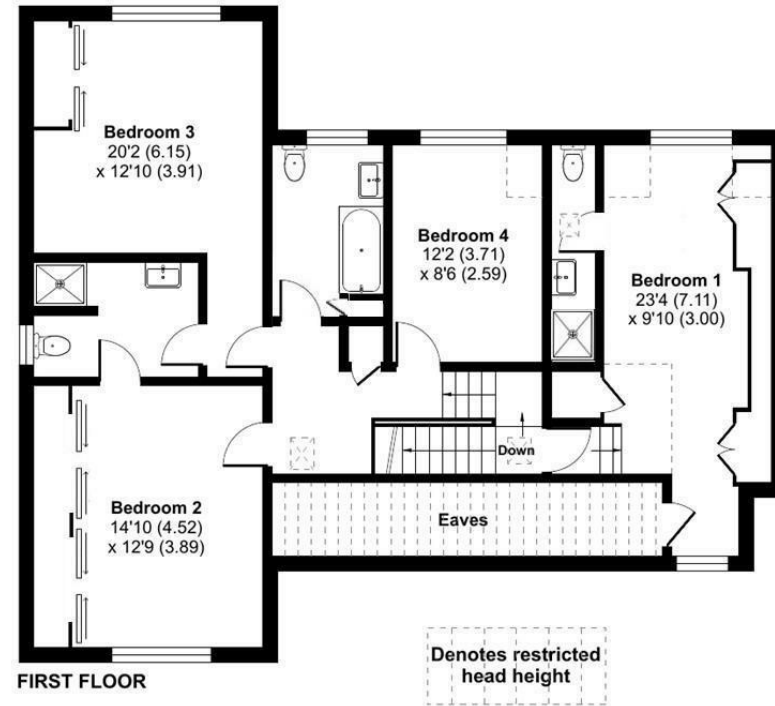
EPC Rating; C



# Church Road, Derry Hill, Calne, SN11

Approximate Area = 1955 sq ft / 181.6 sq m  
 Limited Use Area(s) = 153 sq ft / 14.2 sq m  
 Garage = 273 sq ft / 25.3 sq m  
 Total = 2381sq ft / 221.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Strakers. REF: 1108774.

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