



📍 Greenstead 108 Norley Lane, Studley, Calne, Wiltshire, SN11 9LN

🔗 Auction Guide £40,000

A most attractive, three bedroom detached, Grade II Listed, thatched cottage which occupies a generous plot of approximately half an acre in this sought after hamlet. The property offers a great deal of scope to update and extend (STPP).

- For Sale By Online Auction
- Thursday 23rd May 2024
- Lot 24
- Guide price £40,000+

🏠 Freehold

📊 EPC Rating



LOT 24
FOR SALE BY ONLINE AUCTION
THURSDAY 23rd MAY 2024
GUIDE PRICE £60,000+

3 Bedroom detached cottage in need of restoration following fire damage. Situated in an idyllic village location, an ideal opportunity to return a Grade II listed cottage to its former glory.

The property sits in the hamlet of Studley which is conveniently situated between the towns of Chippenham and Calne. The neighbouring village of Derry Hill offers a number of amenities including a primary school, post office/ shop, church and public house. Bowood House and Gardens, and Bowood Golf Club are situated nearby and a more comprehensive range of amenities are available in nearby Chippenham to include mainline railway station (London-Paddington) and the M4 motorway at Junction 17 offers excellent motor commuting to the major centres of Bath, Bristol, Swindon and London.

Listed building consent for its reinstatement has been granted by Wiltshire Council under App No PL/2023/10538. The proposed plans provide on the ground floor; living room, kitchen/dining room, conservatory, utility/bed 4 and bathroom. On the first floor; landing, 3 bedrooms and a cloakroom.

At the rear is a large garden with store/workshops and office/summerhouse with water and electric supplied.

Situation and Description

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What3Words:///outfit.besotted.photos

At the Studley crossroads on the A4 turn towards Studley and follow the road around to the right. The cottage is along on the right.

Viewings

Viewing is by attending on-site. NO INTERNAL VIEWINGS.

Please do take care when inspecting the property and under no circumstances are viewers to enter the property or climb the scaffolding.

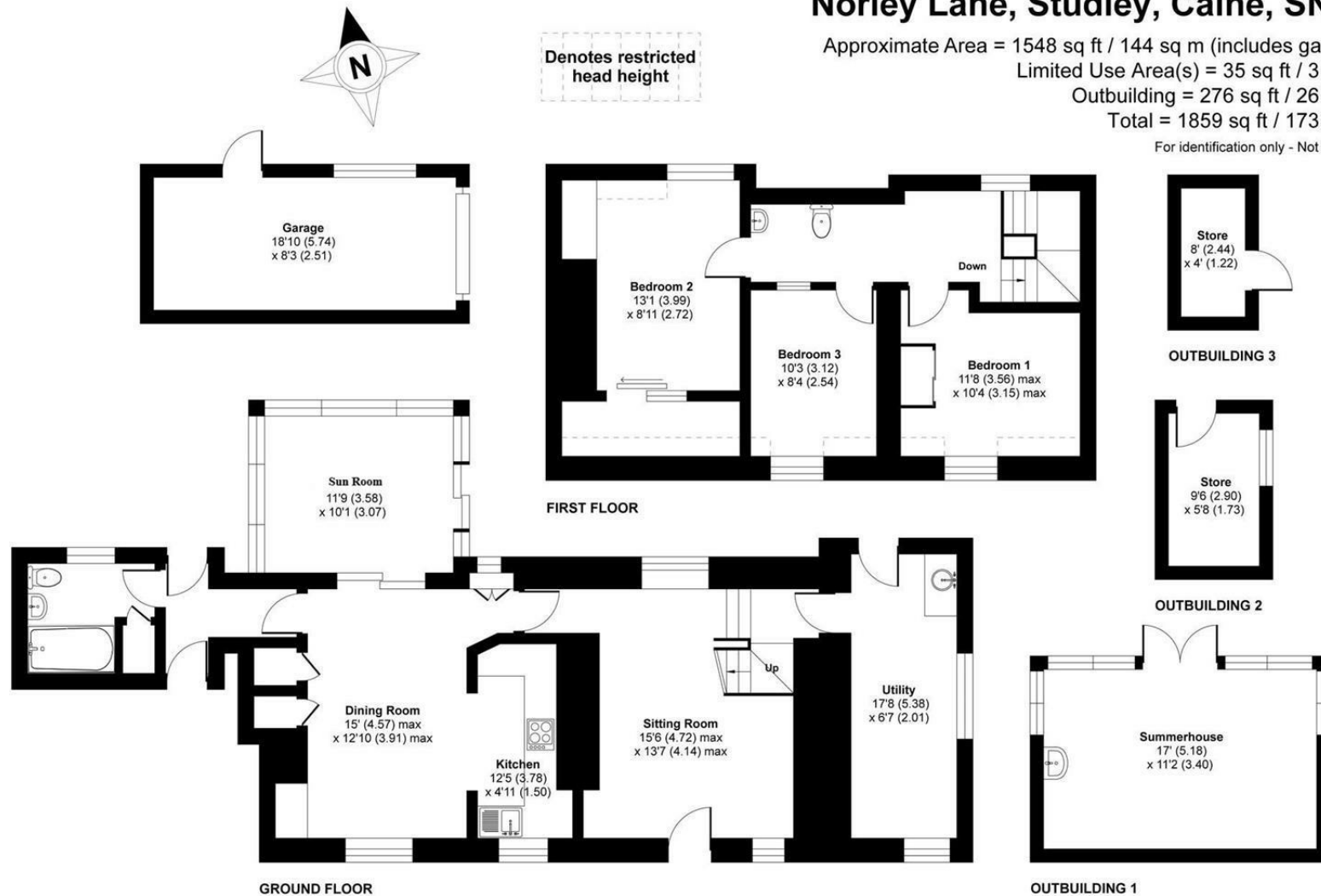
If you have any concerns with viewings, please contact the relevant Strakers office and we would be happy to discuss them with you and hopefully put you at ease.



Norley Lane, Studley, Calne, SN11

Approximate Area = 1548 sq ft / 144 sq m (includes garage)
 Limited Use Area(s) = 35 sq ft / 3 sq m
 Outbuilding = 276 sq ft / 26 sq m
 Total = 1859 sq ft / 173 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). © nichecom 2020. Produced for Perry Bishop & Chambers. REF: 651541



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