



📍 Bramble House, Church Road, Derry Hill, Wiltshire, SN11 9NS

🏠 £725,000

An attractive, well presented, architect designed, four double bedroom, four reception room, detached house with double garage and private, well enclosed gardens, which is situated in the heart of this sought after village.

- Architecturally Designed, Detached House
- Four Double Bedrooms & Four Reception Rooms
- Bathroom & En Suite Shower Room
- Beautifully Presented Throughout
- Recently Replaced UPVC Double Glazing (Excluding The Family Room)
- Lower Ground Floor Offers Annex Potential
- Detached Double Garage & Ample Driveway Parking
- Private, Well Maintained Gardens
- Sought After Village Location

🏡 Freehold

🏠 EPC Rating C



Bramble House is an attractive, well presented, architect designed, detached house which is situated in the heart of the sought after village of Derry Hill. The lower ground floor could quite easily be adapted to create a self contained annex and the detached double garage with room above also offers scope for a variety of uses. The property is complimented by private, well maintained gardens.

The property offers spacious and flexible accommodation over three floors comprising; entrance vestibule, hall with cloakroom off, fabulous sitting room with feature fireplace, inset wood burning stove and French doors opening onto the rear garden, dining room with French doors opening onto a balcony seating area, office, kitchen/breakfast room with bespoke hand built units and stairs leading down to a 21' family room with utility room and storage area off. On the first floor there is a good sized master bedroom with en suite shower room and walk in wardrobe, three further double bedrooms and a bathroom with four piece suite.

Externally there is an easily maintainable garden to the front and to the rear there is a good sized, predominately lawned garden with paved and gravelled seating areas. A long gravelled driveway for parking numerous vehicles is accessed via double gates and leads up to a detached, double garage with power, lighting and a loft room above.

#### Situation

The property is situated on Church Road which is in the heart of the village of Derry Hill. The village has 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.

#### Property Information

Council Tax Band: F

Freehold

Mains Water And Drainage

Gas Fired Central Heating

EPC Rating: C



# Church Road, Derry Hill, Calne, SN11

Approximate Area = 2807 sq ft / 261 sq m (includes garage)

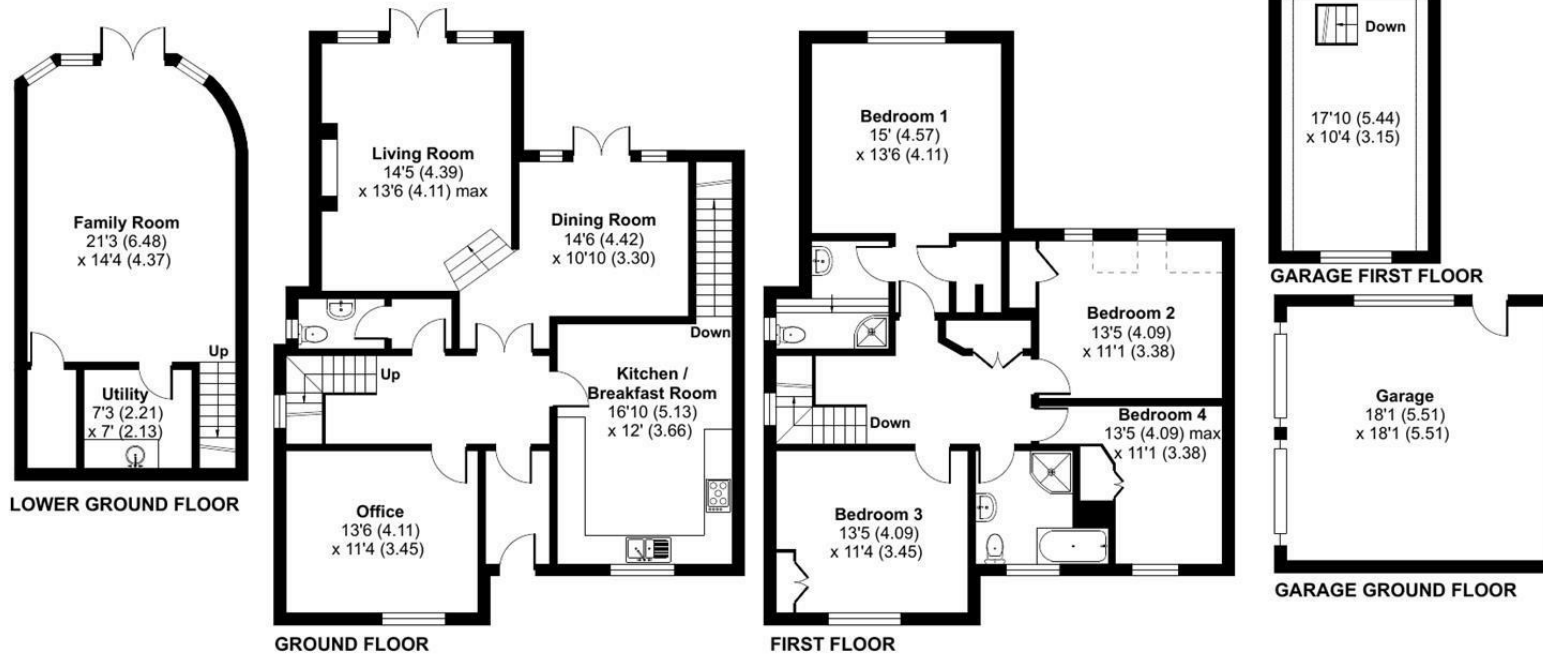
Limited Use Area(s) = 45 sq ft / 4 sq m

Total = 2852 sq ft / 265 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2022. Produced for Strakers. REF: 901399

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