



📍 2 Rudgewood, Studley, Calne, Wiltshire, SN11 9LP

🏠 £700,000

A spacious, beautifully presented, four bedroom, two reception room, three bathroom, semi detached house with large, well maintained gardens, garage and ample driveway parking, which enjoys an idyllic position on the edge of this sought after village with stunning views over neighbouring countryside.

- Extended, Semi Detached House
- Four Bedrooms, Two Reception Rooms
- Bathroom & Two En Suite Shower Rooms
- Very Well Presented Throughout
- Open Plan Living Space With Bi-Fold Doors
- Large Gardens
- Heated Outdoor Swimming Pool
- Garden Office
- Open Fronted Garage/Carport & Ample Driveway Parking
- Idyllic Location With Fields To The Side & Rear

🏠 Freehold

🏠 EPC Rating D



A spacious, beautifully presented, semi detached house with large, well maintained gardens, heated outdoor swimming pool, garage, workshop/utility, garden office and ample driveway parking, which enjoys an idyllic position on the edge of this sought after village with stunning views over neighbouring countryside.

The property offers flexible accommodation over two floors comprising; hall, good sized sitting room with bi-fold doors opening onto a covered seating area with Velux windows, dining room with French doors opening onto the garden, kitchen with modern units and quartz worktops, lobby with utility room and cloakroom off, sun room with study area off, large principle bedroom with en suite shower room, guest bedroom with en suite shower room, two further bedrooms and a bathroom with white suite.

One of the outstanding features of this impressive property is large, mature garden which is incredibly private and sides onto a field. The garden is divided into a number of sections including a superb, raised paved patio seating area with glass balustrade, extensive lawned area, well stocked beds and ornamental bushes. To the side of the house there is a heated, outdoor swimming pool with patio and decked seating areas which wrap around it.

Larger than average open fronted, single garage/carport with power and lighting. Laundry room/second utility room. Garden office. Long block paved driveway for parking numerous vehicles.

Situation

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.

Property Information

Council Tax Band: E

Freehold

Mains Water And Drainage

Oil Fired Central Heating

EPC Rating: D



Denotes restricted head height

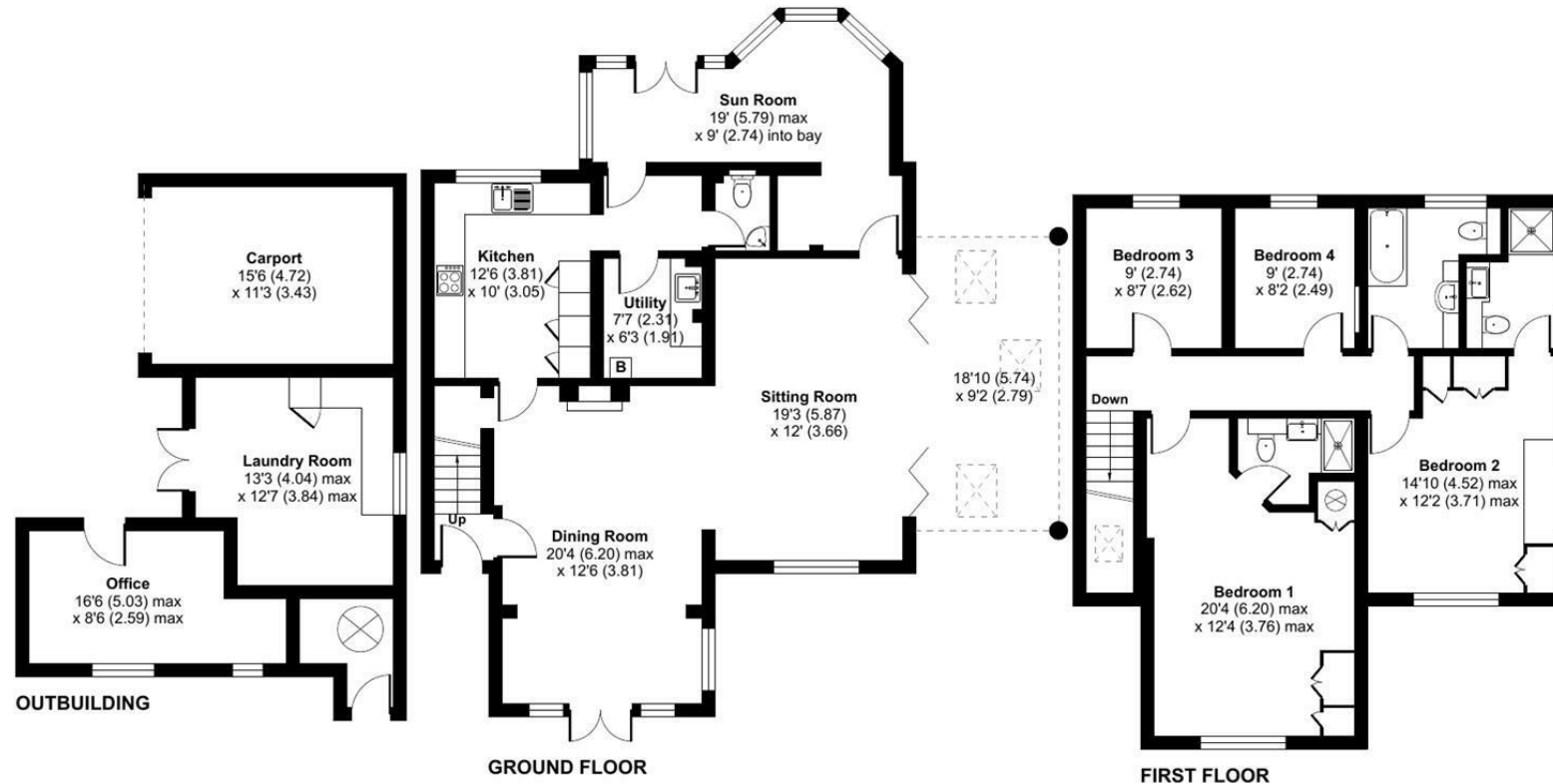
Rudgewood, Calne, SN11

Approximate Area = 1861 sq ft / 172.9 sq m (excludes carport)

Outbuilding = 314 sq ft / 29.2 sq m

Total = 2175 sq ft / 202.1 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). © nichecom 2024. Produced for Strakers. REF: 1132934

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