



📍 Loxwell Devizes Road, Derry Hill, Calne, SN11 9PF

🏠 £475,000

Loxwell is an individual, two bedroom detached bungalow, occupying a generous plot, and benefitting from show stopping, elevated views over the Bowood Estate and Chippenham, which is offered to the market for the first time, since it was built 65 years ago. The property is in need of modernisation in areas, however offers exceptional scope to not only improve, but also extend. Offered with No Onward Chain.

- First Time to Market in 65 Years
- Individual Detached Bungalow
- Generous Plot
- Stunning, Elevated Views over Bowood Estate & Chippenham
- Two Double Bedrooms
- Large Loft Space, Ready for Conversion
- Workshop & Greenhouse
- Large Driveway & Single Garage
- Potential to Improve & Extend
- Desirable Village Location, Close to Village Pub and Shop

🏡 Freehold

🏠 EPC Rating E



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The internal accommodation is arranged over two levels, and briefly comprises; entrance hall, large reception room, with views over the rear garden and adjoining countryside, kitchen, shower room, and two double bedrooms, with the principal bedroom benefitting from fitted wardrobes. There is a large loft space, with a dormer window already in place, ready for conversion (Subject to necessary consents).

Externally the property benefits from a beautiful, and generous rear garden, with the aforementioned stunning views over the Bowood estate, and Chippenham. There are two patio seating areas, a large storage area, workshop and greenhouse in the rear garden. To the front is a pretty garden area, driveway parking for multiple vehicles, and a single garage, with WC to the rear.

Situation

The property is situated on the edge of the very popular village of Derry Hill. The property is ideally situated for countryside walks to Lacock and Spye Park. The village of Derry Hill has a primary school, post office/shop, church and public house. Bowood House and Gardens, and Bowood Golf Club are situated nearby and more comprehensive amenities are available in nearby Chippenham, including mainline railway station (London-Paddington) and the M4 motorway at Junction 17 offering good motor commuting to the major centres of Bath, Bristol, Swindon and London.

Property Information

Council Tax Band ; E

Freehold

Mains Electricity, Water & Drainage

Gas Fired Central Heating

EPC Rating; E

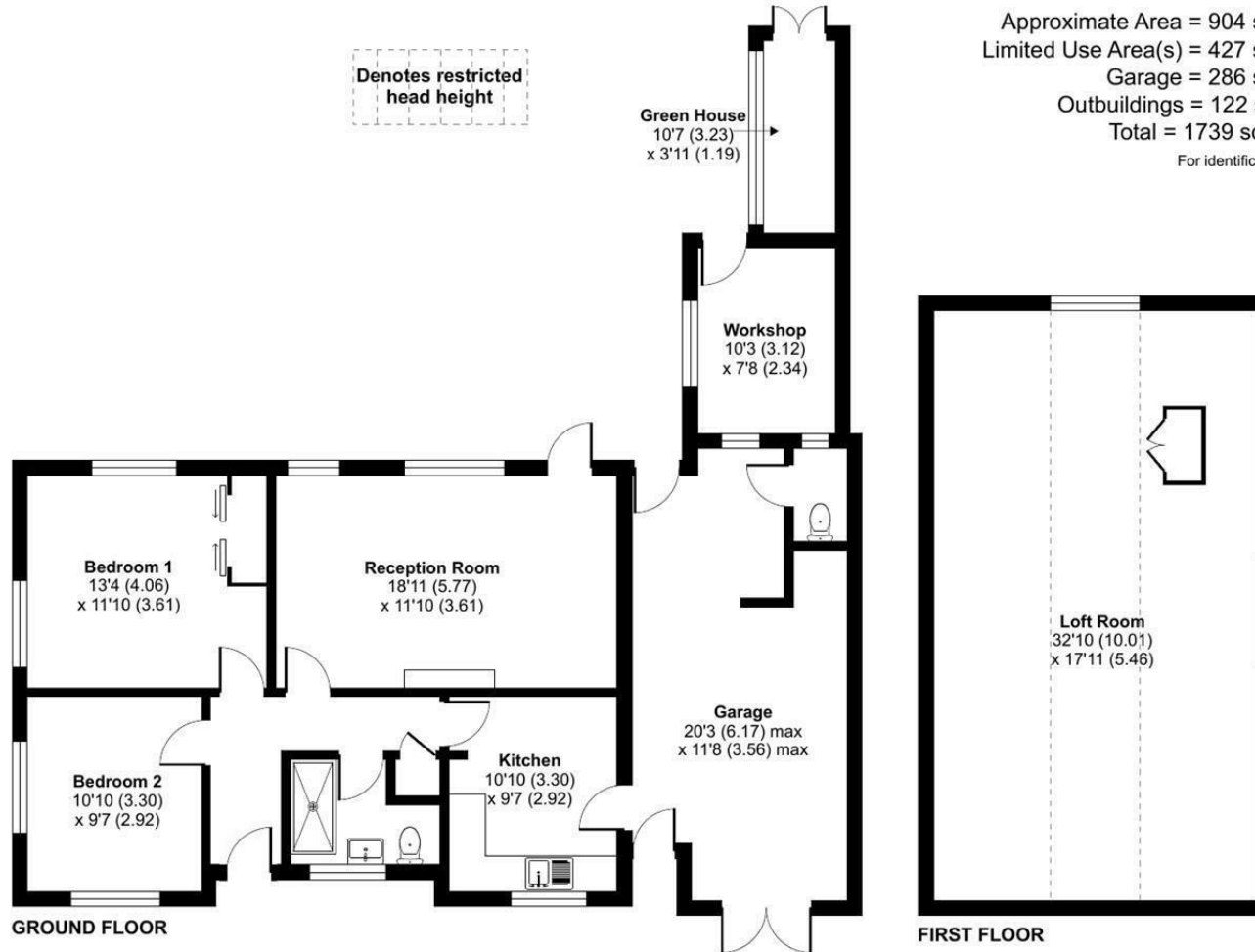


Devizes Road, Derry Hill, Calne, SN11

Approximate Area = 904 sq ft / 83.9 sq m
 Limited Use Area(s) = 427 sq ft / 39.6 sq m
 Garage = 286 sq ft / 26.5 sq m
 Outbuildings = 122 sq ft / 11.3 sq m
 Total = 1739 sq ft / 161.3 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 2024. Produced for Strakers. REF: 1152069

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