





📍 Willow Cottage Old Road, Studley, Calne, SN11 9NF

🏠 £475,000

Willow Cottage is a beautiful three bedroom, four reception, two bathroom, semi-detached cottage, dating back to the 1850's, offering extended and versatile living arrangements, with a lovely blend of character and modern accommodation.

- Charming Semi-Detached Cottage
- Originally Dates Back to the 1850's
- Extended & Improved
- Three Bedrooms, Principal with En-Suite
- Four Reception Rooms
- Modern Fitted Kitchen
- Private Gardens to Front & Rear
- Double Garage & Driveway
- Popular Village Location
- Walking Distance from Bowood, Village Shop, School & Pub

🏡 Freehold

📊 EPC Rating D





Willow Cottage is a charming three bedroom semi detached cottage, which is believed to date back to the 1850's, superbly positioned in the semi-rural and highly popular village of Studley. The cottage has been significantly extended and improved over the years, to offer an spacious and highly versatile home, with the perfect blend of character and modern accommodation,

The accommodation is arranged over two floors and briefly comprises; entrance hall, lovely bay-fronted sitting room with wood burner, dining room with stairs rising to the first floor, family room, kitchen, large conservatory with doors opening to the rear garden, utility room and cloakroom, to the ground level. To the first floor are three bedrooms, one with en-suite shower room, and a beautiful family bathroom, with stand alone bathtub and separate shower.

Externally, the property sits central to its plot and has delightful gardens to both the front and rear of the property, which offer a good degree of privacy. In addition there is a double garage situated to the front of the property with further parking in front.

#### **Situation**

The property sits between the village of Derry Hill and hamlet of Studley which are conveniently situated between the towns of Chippenham and Calne. There is good access to the M4 motorway at either Junction 16 or 17 bringing the major centres of Bristol, Swindon and London within easy reach, and there is a mainline railway station at Chippenham (London-Paddington). The village of Derry Hill has a good range of amenities to include a post office/stores, a church, a public house, a village hall and a highly regarded primary school as well as the Bowood Estate with its magnificent house, Golf and Country Club and Spa.

#### **Property Information**

Council Tax Band: E

Freehold

Mains Gas, Water, Electricity and Drainage

Gas Fired Central Heating

EPC Rating: D



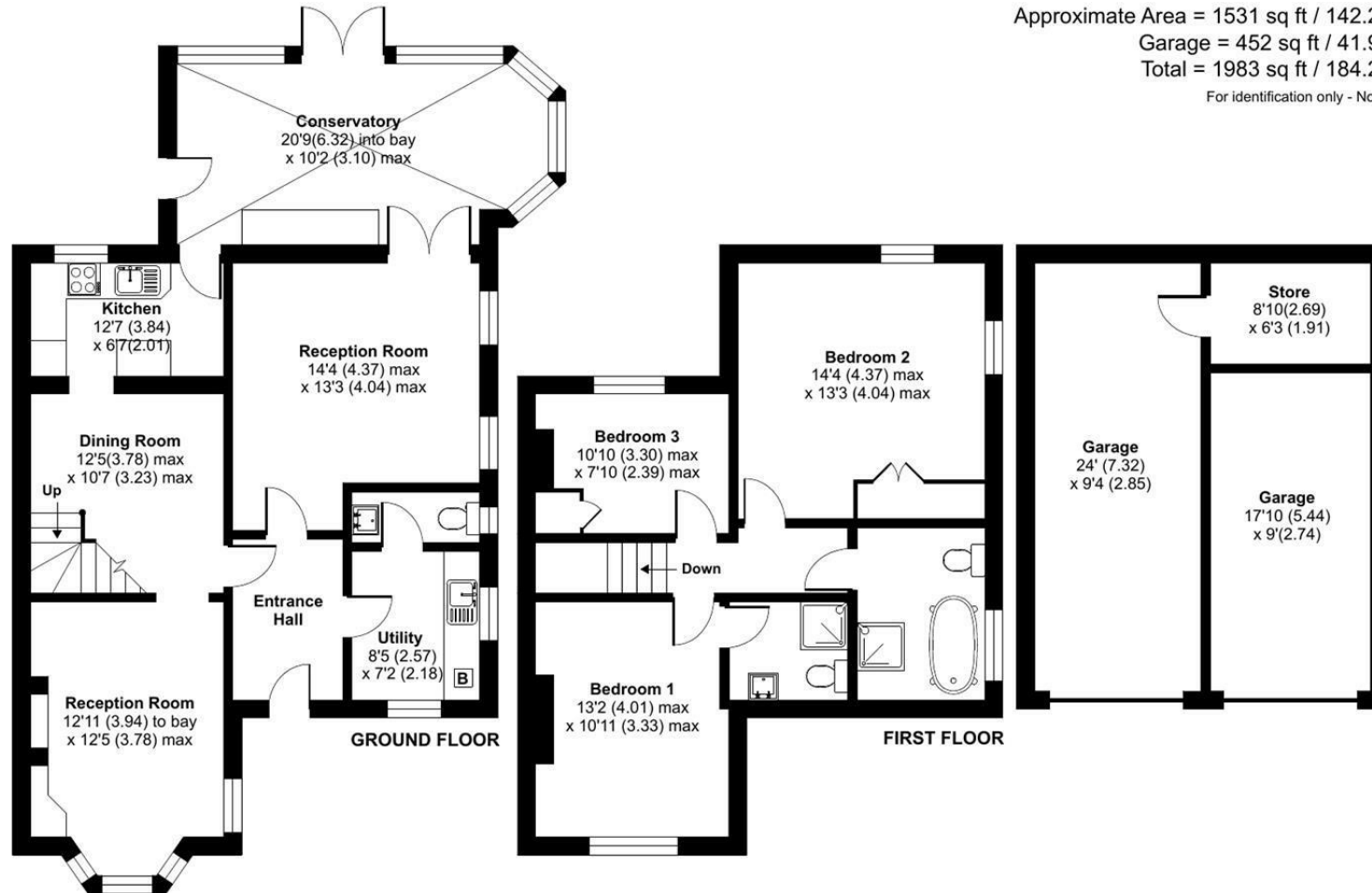
# Old Road, Studley, Calne, SN11

Approximate Area = 1531 sq ft / 142.2 sq m

Garage = 452 sq ft / 41.9 sq m

Total = 1983 sq ft / 184.2 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: 1166268

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