





📍 146 Lansdowne Crescent, Derry Hill, Calne, Wiltshire, SN11 9NU

🏠 Price Guide £385,000

A lovely, three bedroom link-detached bungalow with pretty South/West facing rear garden, garage and off road parking situated within the heart of the sought after village of Derry Hill.

- Lovely Link-Detached Bungalow
- Desirable Village
- Three Bedrooms
- Pretty South/West Facing Garden
- Garage & Parking
- Walking Distance of All Village Amenities
- Edge of Lord Lansdowne's Bowood Estate
- Well Presented Throughout

🏡 Freehold

🏠 EPC Rating C





A lovely, three bedroom link-detached bungalow with pretty South/West facing rear garden, garage and off road parking situated within the heart of the sought after village of Derry Hill.

The accommodation comprises entrance hall, fitted kitchen, a light and spacious sitting/dining room enjoying a dual aspect. The w/c provides convenient internal access to the garage.

There are three bedrooms with the principle bedroom benefitting from having access to a sun room/conservatory looking out on the garden. There is a well appointed bathroom with shower over.

Externally, there are front and rear gardens, driveway parking leading to a single garage. There is side access linking the front and rear with the well established rear garden having patio and decked seating areas and a timber shed. The property is situated within walking distance of all village amenities for the whole family including, a popular Public House, Primary School, village hall, shop and the beautiful Bowood Estate.

#### **Situation**

Lansdowne Crescnet is situated just off 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: D

Freehold

Mains Services

Gas Fired Central Heating

EPC Rating: C





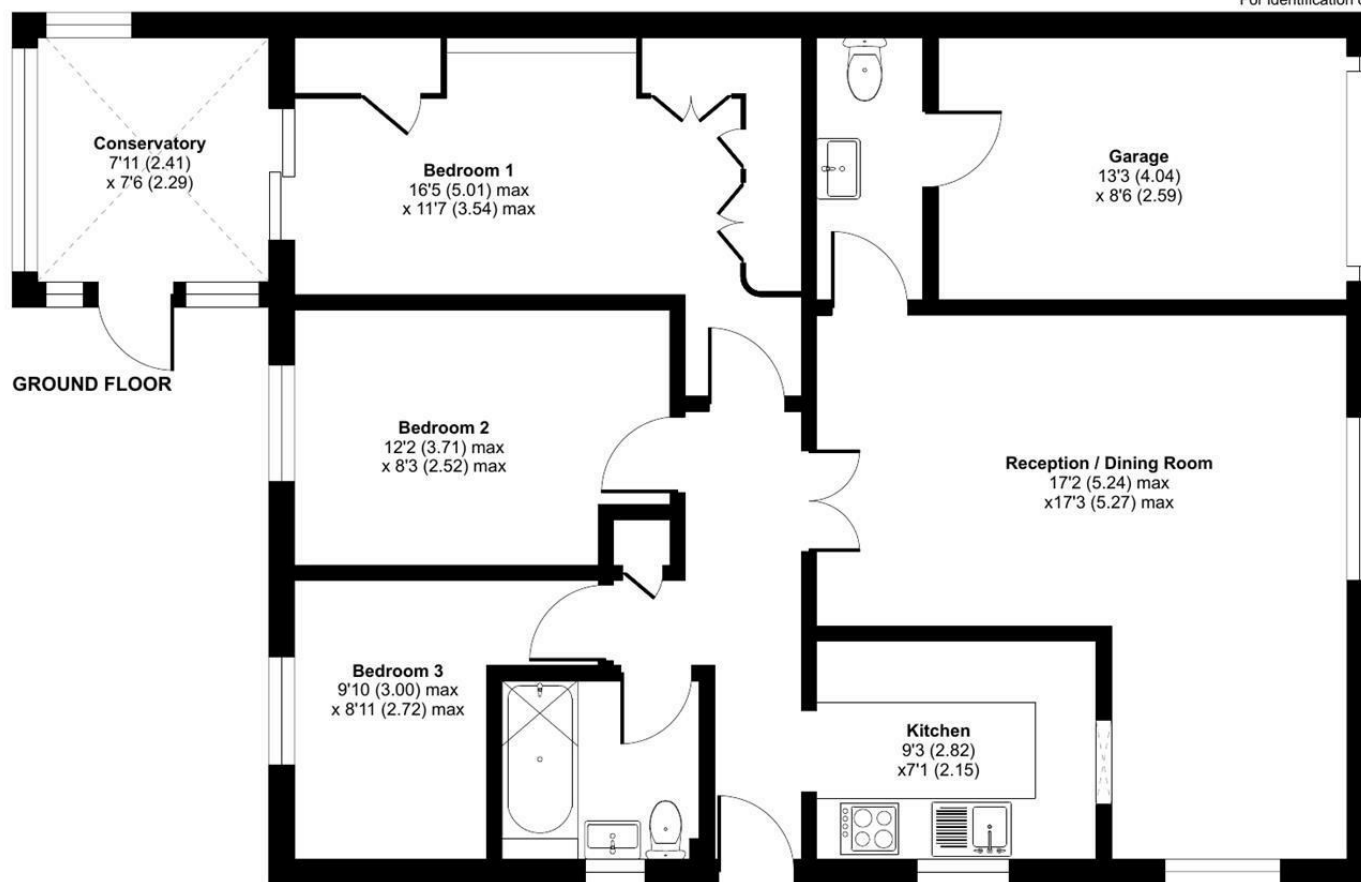
## Lansdowne Crescent, Derry Hill, Calne, SN11

Approximate Area = 850 sq ft / 78.9 sq m

Garage = 113 sq ft / 10.4 sq m

Total = 963 sq ft / 89.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Strakers. REF: 1266336

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