



📍 Deer Park House, Sandy Lane, Chippenham, SN15 2PU

💷 £785,000

Rare to the market is this wonderful three bedroom detached, forestry commission house, occupying a circa 0.5 acre plot, with further circa 0.7 acre woodland, in an enviable elevated position with far-reaching views over the neighbouring Spye Park.

- Detached Forestry Commission House
- Three Double Bedrooms
- Circa 0.5 Acre Plot & Circa 0.7 Acre Woodland
- Elevated Position, Views Over Spye Park
- Large Sitting Room & Upgraded Garden Room / Conservatory
- Kitchen / Diner with Large Utility Room & Cloakroom
- Modern Family Bathroom & En-Suite Shower Room
- Single Garage & Ample Driveway Parking
- Large Gardens, High-Quality Patio Seating Area with Gazebo
- Solar Power, Tesla Powerwall 2 Battery (13kW) & Electric Vehicle Charging Point

🏠 Freehold

🏠 EPC Rating C



Deer Park House is an exceptionally positioned, and previously extended, three bedroom detached forestry commission house, located in Sandy Lane, and within easy reach of the famous and highly reputable village of Lacock. The property sits in an enviable elevated position with beautiful views over the neighbouring Spye Park, and occupies a circa 0.5 acre plot, with a further circa 0.7 acre area of woodland.

The internal accommodation is arranged over two levels, and briefly comprises; entrance porch, hallway, generous sitting room (could be split into two rooms) with with Natural Stone and Marble fireplace and dual fuel stove, conservatory / garden room, kitchen / diner, utility room, cloakroom, three double bedrooms, including the principal bedroom with en-suite shower room, and finally, family bathroom.

Externally the property offers wrap-around gardens, laid predominantly to lawn, with a range of trees (including many apple and plum fruit trees and a large fig tree), shrubs and ornamental flowers. The garden is mature, and wonderfully private. There is a large, 2-tier patio area with a gazebo and 2 large blade water features, perfectly taking advantage of the stunning surroundings and for entertaining family and friends.

Additional benefits include:

- Solar Power, Tesla Powerwall 2 (13kW Battery) & Electric Vehicle Charging Point
- Electric Garage Door & New Garage Roof
- Upgraded Bathrooms
- Upgraded 6 Zoned Central Heating System
- Underfloor Heating in Conservatory / Garden Room
- New Windows & Doors Throughout
- New Soffits, Fascia's and Guttering

Situation

Sandy Lane is a small village situated between the villages of Bromham and Derry Hill in an Area of Outstanding Natural Beauty. The property is ideally situated for countryside walks to Lacock and Spye Park. The nearby 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. Bristol airport is approximately 26 miles away.

Property Information

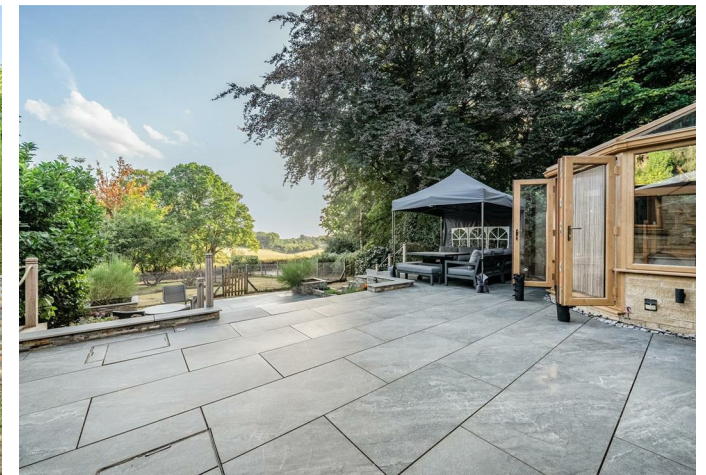
Council Tax Band: F

Freehold

Mains Gas, Electricity, Water and Drainage.

Solar Power

EPC Rating; C



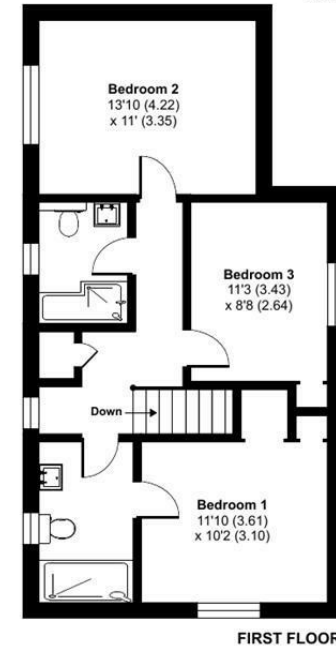
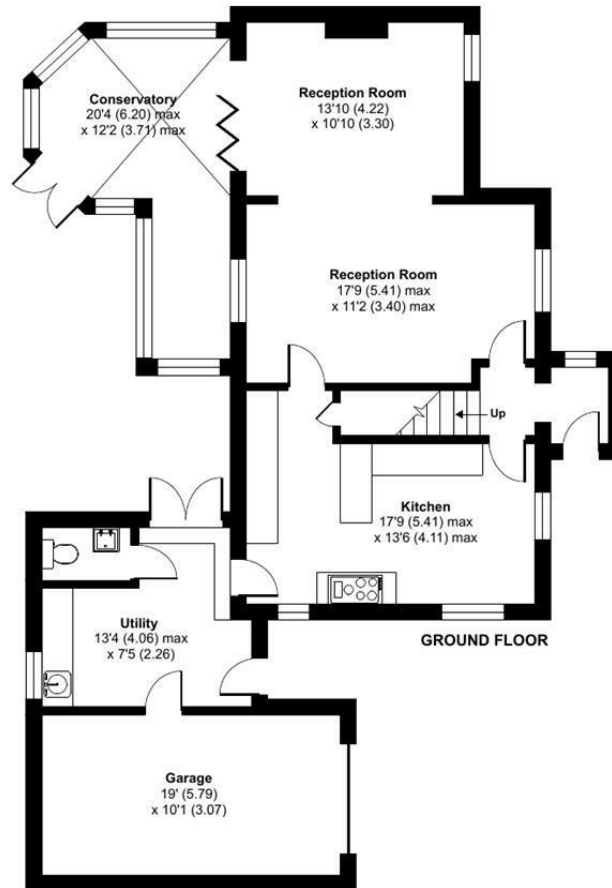
Sandy Lane, Chippenham, SN15

Approximate Area = 1603 sq ft / 148.9 sq m

Garage = 193 sq ft / 17.9 sq m

Total = 1796 sq ft / 166.8 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). © ntechcom 2025. Produced for Strakers. REF: 1339569

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