



📍 108, Norley Lane, Studley, Calne, Wiltshire, SN11 9LN

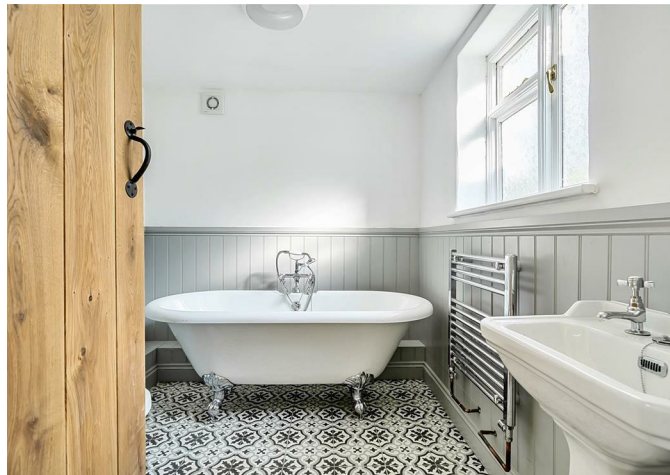
🔗 Price Guide £625,000

A most attractive, fully renovated three/four bedroom detached, Grade II Listed thatched cottage which occupies a generous plot of approximately half an acre, situated in the sought after hamlet of Studley.

- Detached Grade II Listed Thatched Cottage
- Fully Renovated
- Three/Four Bedrooms
- Kitchen/Breakfast Area Leading Into a Stunning Dining Room
- Bi-Fold Doors
- Sought After Hamlet
- Stunning Oak Framed Carport
- Outbuilding & Summer House/Office
- Bathroom & Shower Room
- Large Gardens

🏡 Freehold

🏠 EPC Rating



Offered with No Onward Chain-A most attractive, Grade II Listed thatched cottage, beautifully renovated throughout, offering flexible three/four-bedroom accommodation. Set within a generous plot of approximately half an acre in the sought-after hamlet of Studley, this delightful home perfectly blends period character with modern comfort.

The accommodation is arranged over two floors and comprises: an inviting entrance hall, a charming sitting room with concealed fireplace and independent front access, and a superb open-plan kitchen/breakfast area flowing into a spacious dining room with bi-fold doors opening onto the rear garden. A stylish ground floor bathroom features a roll-top bath, and there is also a family room/study/bedroom four, offering excellent versatility.

To the first floor are three well-proportioned bedrooms and a modern shower room, accessible from both the principal bedroom and the landing.

Externally, the property enjoys large, predominantly lawned gardens with a patio seating area, a useful external store, and a large summerhouse/garden office — ideal for working from home. To the side, a private driveway provides ample parking and leads to an impressive oak-framed carport, with space for multiple vehicles.

This stunning cottage combines historic charm, generous outdoor space, and a peaceful rural setting, all with the convenience of being offered chain free.

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: F

Freehold

Mains Water And Drainage

Oil Fired Central Heating

EPC Rating: Grade II Listed and Therefore Exempt



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Main House = 1463 sq ft / 135.9 sq m

Outbuildings = 248 sq ft / 23 sq m

Total = 1711 sq ft / 158.9 sq m

Carport = 312 sq ft / 28 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). © nitchecom 2025. Produced for Strakers. REF: 1355607

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