





📍 Flat 9, Oak Leaf Court Church Road, Derry Hill, Wiltshire, SN11 9NN

💷 £295,000

A spacious one bedroom ground floor flat, with private entrance and garden area, and allocated off-road parking, offering 800 sq ft of stunning high-specification accommodation, making up part of the newly converted complex of luxury flats in Oak Leaf Court, Derry Hill.

- Newly Converted Complex of Luxury Flats
- Highest Specification Throughout
- One Bedroom, Leasehold Flat
- Private Entrance & Private Garden Area
- Open-Plan Kitchen / Sitting / Dining Space
- Fully-Integrated Kitchen with Breakfast Bar
- Large Double Bedroom, Exceptional Shower Room
- Allocated Off-Road Parking & Guest Parking
- 10 Year Structural Warranty
- Bowood House & Gardens Membership for 1 Year

🏠 Leasehold

🏠 EPC Rating C





OPEN HOUSE MONDAY 22nd DECEMBER 1.00PM-3.00PM- BY APPOINTMENT ONLY! Further releases due imminently, enquire now!

An exceptional one-bedroom ground-floor apartment extending to approximately 800 sq ft of beautifully curated, high-specification accommodation, set within Oak Leaf Court — an exclusive newly converted development in the desirable village of Derry Hill.

Flat 9 is accessed via a private west-facing entrance, the apartment opens into an impressive open-plan kitchen and living space designed for both comfort and style. A bespoke media wall forms a striking focal point, complemented by a Dimplex Ignite Ultra electric fireplace with Optiflame technology, creating an elegant yet inviting atmosphere.

The designer kitchen is fully fitted and centred around a stylish breakfast bar, featuring a full suite of integrated appliances including hob, oven, fridge/freezer, dishwasher, and washing machine, alongside a separate utility area for added practicality.

The bathroom is finished to an impeccable standard, showcasing Porcelanosa tiling, a contemporary shower enclosure, and a sleek 600mm vanity unit with wash basin.

Further benefits include a private garden area, allocated off-road parking, and the reassurance of a 10-year structural warranty. The property is also offered with a one-year membership to Bowood House & Gardens, enhancing the lifestyle proposition of this truly distinguished home.

For further information please visit <https://oakleafcourt.com/>

#### **Situation**

Oak Leaf Court, is a collection of luxury flats, within a newly converted complex, in the charming Wiltshire village of Derry Hill, comprising of 9 beautiful one bedroom homes with spacious open plan living, parking & garden space. Priced individually based on size & design starting from £235,000, and available for you to move into March 2026. Derry Hill itself offers a primary school, post office / village shop, church and public house. Bowood House and Gardens together with the newly opened Hotel Spa and Golf course are situated nearby. There is a more comprehensive range of amenities available in nearby Chippenham to include mainline railway station (London-Paddington) and the M4 motorway at Junctions 16 & 17 offers excellent motor commuting to the major centres of Bath, Bristol, Swindon and London.

#### **Property Information**

Council Tax Band: TBC

Leasehold: 999 year lease (999 years remaining). Annual Service Charge £1200.00 per annum. Ground rent is approximately £0.00.

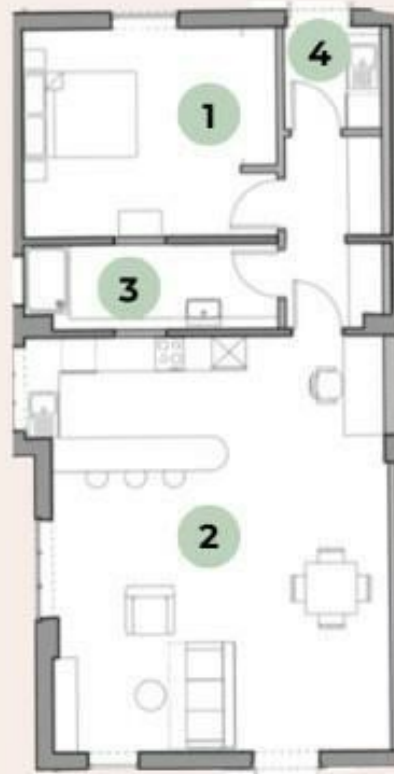
Mains Gas, Electricity, Water & Drainage

Gas Fired Central Heating

EPC Rating; C



# FLAT NINE



**Total: 805sqft / 74.8sqm**  
**Room Dimensions (mm)**

1. Bedroom	4443 x 3579
2. Kitchen / Living Room	7214 x 6068
3. Bathroom	4460 x 1444
4. Utility / Hallway	5233 x 1721

Note: CGI Images & Floorplan are for illustrative purposes, all dimensions shown are approximate  
Properties may also be a mirror image of layout shown

Disclaimer: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.