





📍 The Rowans Church Road, Derry Hill, Calne, Wiltshire, SN11 9NR

🏠 Price Guide £595,000

OFFERED WITH NO ONWARD CHAIN-A one-owner, individually built four-bedroom detached home, constructed approximately 50 years ago, set within a generous village-centre plot with pleasant gardens, ample off-road parking and a large detached garage.

- Individually Built Four-Bedroom Detached Home
- Constructed Approximately 50 Years Ago
- One Owner From New
- Generous Village-Centre Plot
- Pleasant, Private Gardens
- Ample Off-Road Parking & Large Detached Garage
- Well-Proportioned Accommodation Throughout
- Highly Convenient Location Within Walking Distance of Village Amenities
- Close to Bowood Estate with Countryside Walks, Golf course, Hotel and Spa

🏠 No Onward Chain  
🏠 Freehold

🏠 EPC Rating D





Constructed approximately 50 years ago and owned by the same family since new, this individually built four-bedroom detached home occupies a generous plot in the heart of the village, enjoying pleasant gardens, ample off-road parking and a large detached garage.

The accommodation briefly comprises; a welcoming entrance hall, a front-facing sitting room featuring sliding doors providing external access, and a well-proportioned fitted kitchen with access to a utility room, which in turn offers external access to the rear garden. Also on the ground floor are a dining room and bedroom four, which benefits from fitted furniture.

To the first floor are three excellent-sized bedrooms and a family bathroom.

Externally, the property sits centrally within its plot, allowing access around all sides. The surrounding gardens are particularly private and well maintained, complemented by ample off-road parking and a large detached garage.

The village amenities are just a stone's throw away and include a public house, primary school and village hall. The nearby Bowood Estate, home to Lord Lansdowne, offers beautiful countryside walks, an award-winning golf course and a luxury spa.

### **Situation**

The property is situated on 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**

Property Information

Council Tax Band: F

Freehold

Mains Water And Drainage

Gas Fired Central Heating

EPC Rating: D



# Church Road, Derry Hill, Calne, SN11

Approximate Area = 1830 sq ft / 170 sq m

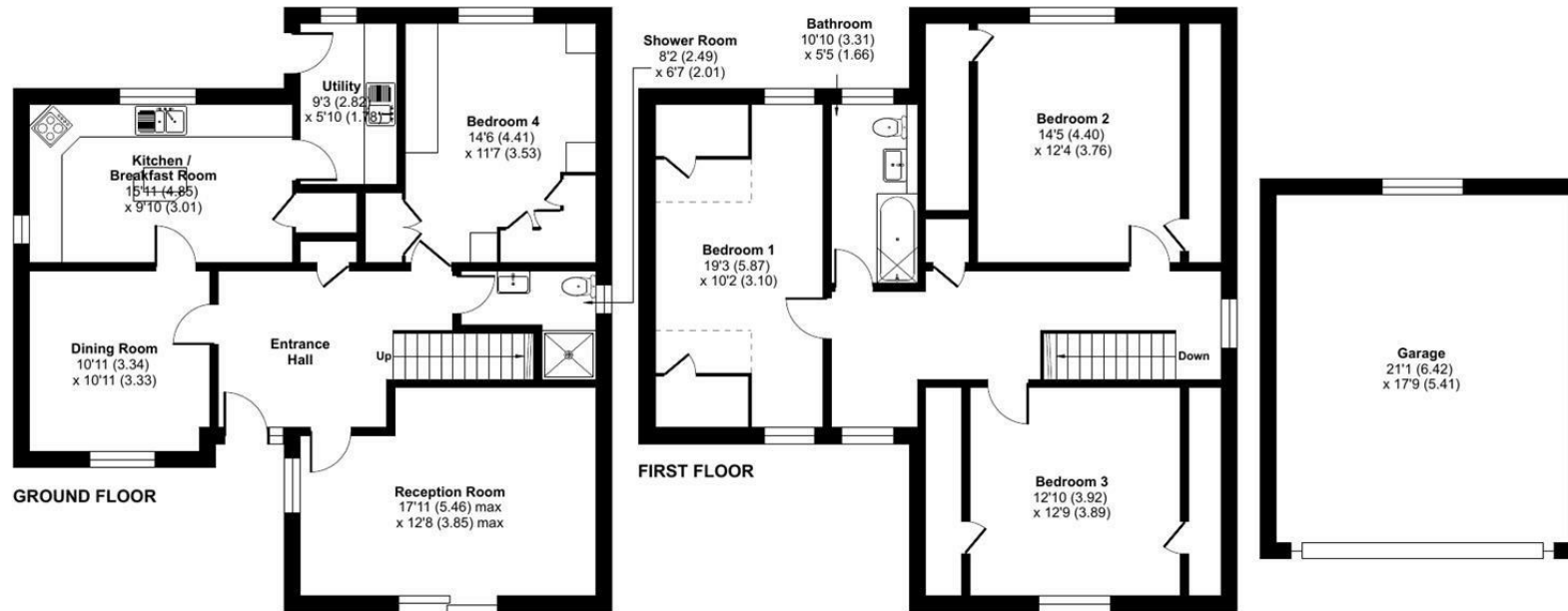
Limited Use Area(s) = 69 sq ft / 6.4 sq m

Garage = 374 sq ft / 34.7 sq m

Total = 2273 sq ft / 211.1 sq m

For identification only - Not to scale

Denotes restricted  
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Strakers. REF: 1401297

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