



📍 Wychwood Old Road, Studley, Calne, SN11 9NF

💷 £850,000

Wychwood is an impressive, executive detached family home, superbly positioned with views overlooking greenery to the side and rear, in the popular village of Studley. The property offers a substantial footprint, with highly versatile living arrangements, and high quality accommodation, that has been significantly improved by the current owners.

- Individual, Executive Detached Family Home
- Substantial, Extended Footprint
- Extremely Versatile & High Quality Accommodation
- Five Bedrooms, Three Bathrooms
- Four Reception Rooms
- Superb Kitchen / Diner, and Island, with Utility Room off
- Pretty, Well-Maintained Garden
- Beautiful Views over Neighbouring Land
- Off-Road Driveway Parking for Multiple Vehicles
- Lovely Village Location, Close to School, Shop & Pub

🏡 Freehold

🏠 EPC Rating D



Wychwood is an impressive, substantial, executive detached family home, superbly positioned with views overlooking greenery to the side and rear, in the popular village of Studley. The property offers extremely versatile living arrangements, and high-specification accommodation, that has been significantly reconfigured and improved by the current owners, perfectly fitting the demands of modern family life.

The accommodation is arranged over two levels, and briefly comprises; entrance hall, triple-aspect sitting room, study, play room, spacious dual-aspect family / dining room, stylish kitchen / diner with island and high-quality Miele appliances, utility room, store / laundry room, and downstairs shower room. Underfloor heating is available via a zoned system throughout the ground level.

To the first floor are five bedrooms, the principal bedroom benefitting from superb en-suite shower room, and the family bathroom with separate shower.

Externally the property offers private, pretty, well-maintained gardens to the front, side and rear. The rear garden is predominantly arranged into a lawned and large patio seating area, with established and colourful beds to the borders. There are beautiful views to the side and rear, overlooking agricultural green space. There is a useful and practical bike store to the front of the garage, and there is ample off-road driveway parking for multiple vehicles to the front of the property.

Further benefits include multiple storage options throughout the house; and renewed electrics, plumbing and windows, since 2018.

#### **Situation**

The property sits between the village of Derry Hill and hamlet of Studley which are conveniently situated between the towns of Chippenham and Calne. There is good access to the M4 motorway at either Junction 16 or 17 bringing the major centres of Bristol, Swindon and London within easy reach, and there is a mainline railway station at Chippenham (London-Paddington). The village of Derry Hill has a good range of amenities to include a post office/stores, a church, a public house, a village hall and a highly regarded primary school as well as the Bowood Estate with its magnificent house, Golf and Country Club and Spa.

#### **Property Information**

Council Tax Band: G

Freehold

Mains Gas, Water, Electricity and Drainage

Gas Fired Central Heating

EPC Rating: D



# Old Road, Studley, Calne, SN11

Approximate Area = 2725 sq ft / 253.1 sq m

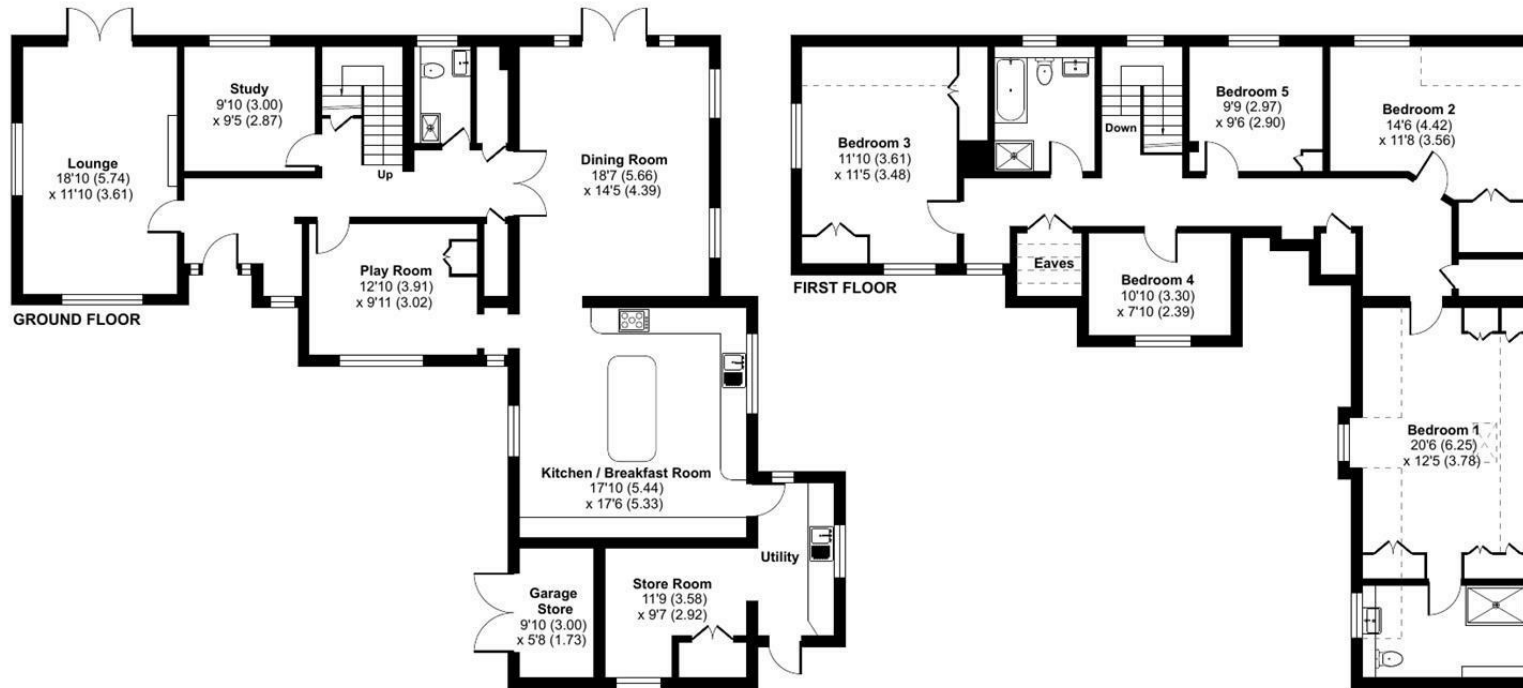
Limited Use Area(s) = 199 sq ft / 18.4 sq m

Outbuilding = 56 sq ft / 5.2 sq m

Total = 2980 sq ft / 276.7 sq m

For identification only - Not to scale

Denotes restricted  
head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Strakers. REF: 1176957

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