



Old Road, Calne
£565,000



VACANT POSSESSION & NO ONWARD CHAIN! Placed on the edge of Derry Hill and Studley is this village home that has a wonderful rural back drop from its landscaped and cultivation gardens. The 1,217 sq ft(113.1 sqm) of accommodation is arranged to offer a fantastic fitted dining kitchen that views out over the gardens. There is a living room, garden room, formal hall, utility plus side and garden porches. The two double bedrooms have extensive fitted bedroom furniture and are complemented by a four piece bathroom with double walk-in shower. There is an integral garage with direct access from the home and there is a private drive. The rear gardens offer patios for entertaining, lawn and a large section for cultivating. The home is double glazed, gas central heating. Positioned down a pretty lane with paddocks across from it.



LOCATION- DERRY HILL & STUDLEY

The villages of Derry Hill and Studley have all the things associated with village life. There are two local hostelrys, post office shop, primary school, village hall and local church. The great bonus is that Historic Bowood House is placed here with golf course, beautiful grounds, restaurants and hotel with spa. Bowood House is also famous for the 'Discovery of Oxygen'. On the doorstep are fantastic country walks

ACCESS & AREAS CLOSE BY

Placed just off the A4 the villages are well situated for commuting. To the west is Chippenham, Bath and the M4 to Bristol. Chippenham also has the bonus of the nationally high performing secondary schools of Sheldon and Hardenhuish. There is a regular bus service that connects Chippenham to Swindon (around every 20 minutes at peak times). To the east is Calne, Royal Wootton Bassett. Marlborough and the M4 east to London. The A4 east also leads to Historic Avebury, Marlborough and Cherhill White Horse.

THE HOME

Outlined in a little more detail as follows;

ENTRANCE HALL

13' x 9'7 (3.96m x 2.92m)

Doors give access to the living room, dining kitchen, the bedrooms and to the four piece bathroom.

LIVING ROOM

16'5 x 11'11 (5.00m x 3.63m)

A window looks out to the front garden. There is a fireplace with timber mantle. A number of sofas and further furniture can be accommodated.

DINING KITCHEN

23'9 x 10'6 (7.24m x 3.20m)

This room is organised to offer a natural dining area and kitchen breakfast area. The dining section offers space for a large dining table, chairs and

further furniture. From here there is access to the garden room and to the side porch.

A peninsular unit provides a natural divide from the kitchen breakfast area and is perfect for bar stools. There is a selection of fitted wall and floor cabinets with work surfaces. Double store cupboard. There is an integrated dish washer, fridge and inset hob. High level electric oven and microwave oven. Inset sink and drainer. A window looks out over the landscaped rear garden and field beyond.

GARDEN ROOM

12' x 8'9 (3.66m x 2.67m)

Windows look out over the rear landscaped and field beyond. There is access to the utility room and to the garden porch. There is room for a number of chairs or sofa.

UTILITY ROOM

8'10 x 7'10 (2.69m x 2.39m)

There are store cabinets and a floor unit with inset sink and drainer. There is space for a washing machine, fridge freezer and a dryer. window with privacy glass.

SIDE PORCH

10' x 3'6 (3.05m x 1.07m)

Door to the dining kitchen and door to the garage.

MASTER BEDROOM

13'11 x 11'11 (4.24m x 3.63m)

The room has an extensive range of fitted bedroom furniture with the allowance for a double bed. These include wardrobes, dressing table with drawers, bedside cabinets with display and high level storage. A window looks out to the front garden.

BEDROOM TWO

11'11 x 10'6 (3.63m x 3.20m)

A window views out over the rear landscaped garden. There is a bank of wardrobes to one wall and a chest of drawers. There is room for a large double bed.

FOUR PIECE BATHROOM

9'6 x 7'6 (2.90m x 2.29m)

The suite offers a walk-in double shower cubicle, panel enclosed bath and a vanity cabinet with storage, inset basin plus water closet that has a concealed cistern. Window with privacy glass. Period style radiator with towel rail.

INTEGRAL GARAGE

17'3 x 8'6 (5.26m x 2.59m)

Up and over door vehicle access. Side window and a door to the side porch. Power and light.

FRONT DRIVE

The drive leads you to the garage, side access gate and to the front garden.

FRONT GARDEN

The garden has a high hedge screen for privacy. A path leads to the front access door. The garden is wide and is organised for ease of maintenance as it is mainly shingled for pot plant display.

REAR LANDSCAPED GARDEN

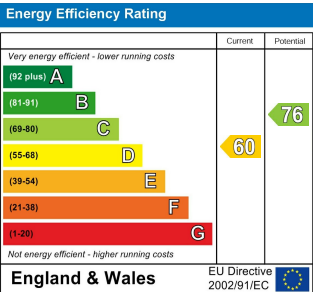
Adjacent to the home is a generous and wide brick patio. Steps lead up to the main garden with a further patio for entertaining and outside dining. There is a flat lawn for lounging. To one side is a summer house and a storage shed. An ornamental wall with gated access takes you to the cultivation garden.

CULTIVATION GARDEN

The cultivation garden has a number of fruit trees and vegetable plots. It backs onto a large field and there is a storage shed.







Directions: For exact location and details on how to view please contact Butfield Breach on 01249 821110

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