



Redhill Close, Calne
£525,000



This well presented link-detached family home is located in the desirable village of Derry Hill, close to the village amenities and countryside walks. The property offers three/four double bedrooms, with a spacious and modern interior. The current owners have upgraded the home thoughtfully and installed an en suite to the principal bedroom, new bathroom and kitchen, a new central heating boiler and replaced the windows and doors, as well as adding a useful porch. Internally the ground floor offers a large living dining room, modern fitted kitchen, guest cloakroom and a further reception room used as a study or fourth bedroom. Upstairs there are three double bedrooms, en suite and family bathroom, as well as a large storage cupboard. Externally, the rear garden is a delightful space to relax and dine, and the front drive provides parking for several vehicles. There is also a garage. Gas central heating and double glazing.



LOCATION

The village of Derry Hill has all the things associated with village life. There is a local hostelry, post office mini-market, primary school, new 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'.

ACCESS AND AREAS NEARBY

Placed just off the A4, the village it is 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 and the Cherhill White Horse and Monument.

THE HOME

In more detail as follows:

ENTRANCE PORCH

The double-glazed porch provides ample space for the storage of shoes and coats and display furniture. Fitted with decorative laminate flooring. Leads to main entrance door.

ENTRANCE HALL

The spacious carpeted entrance hall gives access to the guest cloakroom, living dining room, kitchen and study/bedroom four. Balustrade staircase to first floor. Understairs storage cupboard.

GUEST CLOAKROOM

The cloakroom comprises a water closet and hand wash basin within vanity cupboard, in which there is a plumbed water softener. Tiling to walls and floor and high level window to the front aspect.

LIVING DINING ROOM

24'04 x 11'10 (7.42m x 3.61m)

A dual aspect and spacious living/dining room with distinct areas for lounging and dining. The dining area has ample space for a dining table and chairs alongside further furniture. As this end of the room, there is a sliding door that opens to the garden, expanding the living space in warmer weather. The lounge area has space for sofas and chairs arranged around an electric fire with surround and mantel. A large window views out to the front of the home. Fitted with carpet.

KITCHEN

16'04 x 7'07 (4.98m x 2.31m)

Re-fitted in the last year, the kitchen is a bright space with an abundance of natural light from the window and half-glass panelled door that opens to the rear garden. The glossy white wall and base units provide good storage, and integrated to the kitchen are twin fan ovens, an induction hob with extractor hood, dishwasher and washing machine. There is space for an American style fridge freezer. Beech wood-effect laminate worktops and stainless steel drainer sink. Subway style tiled splashbacks and decorative tiled floor. Chrome towel radiator.

STUDY/BEDROOM FOUR

10'04 x 9'02 (3.15m x 2.79m)

This room offers a flexible space for a family and is currently utilised as a study, gym and occasional fourth bedroom. Dual aspect, with a window facing the front and French doors to the garden. Wood cladding to the ceiling and fitted with carpet.

UPSTAIRS LANDING

The split staircase leads up to the first floor and gives access to the bedrooms and bathroom. There is also a large storage cupboard. The loft is accessed from the landing and this is where the recently installed combi boiler is situated. The loft has a ladder, light, power and is boarded.

PRINCIPAL BEDROOM

13'05 x 11'11 (4.09m x 3.63m)

With a window to the front and view of the village green, this principal bedroom offers ample space for a kingsize bed, bedside tables, wardrobes and further furniture. Fitted with carpet. Door to the ensuite.

EN SUITE

The ensuite comprises a concealed cistern water closet and wash basin vanity, plus a corner shower cubicle. Fully tiled and a window with privacy glass faces the front aspect. The ensuite is a good size and there is space for storage furniture.

BEDROOM TWO

12 x 11'03 (3.66m x 3.43m)

Bedroom two has a window that enjoys views over the rear garden. A good size double bedroom, which can happily accommodate a double bed, wardrobe and further furniture. Fitted with carpet.

BEDROOM THREE

10'10 x 9'03 (3.30m x 2.82m)

A dual aspect room with a lovely floor-to-ceiling picture window facing the front and another window to the side. There is ample space for a double bed and wardrobe alongside further furniture. Carpeted.

FAMILY BATHROOM

Fitted in recent times, the family bathroom comprises a panel bath with dual-head shower over, a concealed cistern water closet and wash basin with vanity cupboard. A window with privacy glass faces the rear aspect. Fully tiled walls and floor and chrome towel radiator.

EXTERNAL

In a little more detail:

REAR GARDEN

The south-easterly rear garden is fully enclosed and provides a lovely space to relax and for al fresco dining and entertaining. There is a paved patio area that can be accessed from the living dining room, kitchen or study. A shaped lawn is surrounded by a stone-edged border of ornamental shrubs and trees alongside flowering plants that give year-round colourful display. There are also raised planters adjacent to the patio and a fenced storage area, suitable for bins. The footpath leads round to the side of the home and to a gate giving access to the front driveway. There is a pedestrian door to the garage from the garden also.

GARAGE

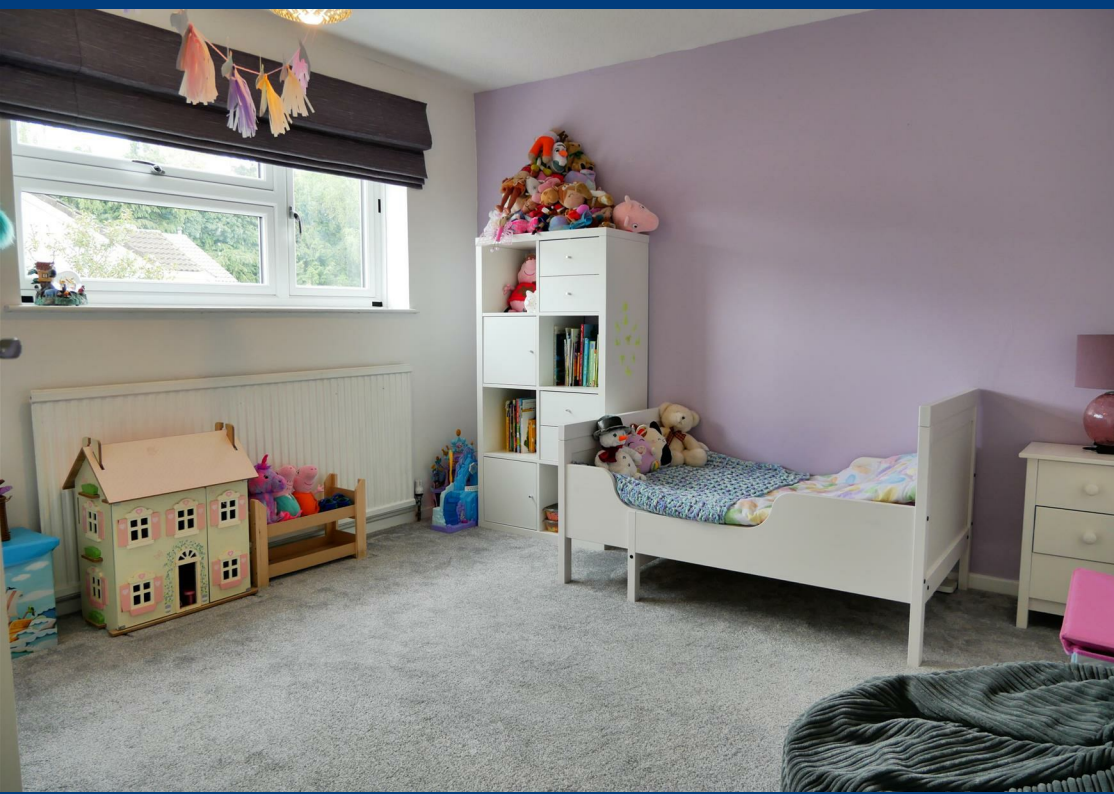
The garage has an up and over door to the front, a side pedestrian door, power and light. Separate areas have been created inside the garage with the addition of a stud wall.

DRIVEWAY AND FRONT GARDEN

The brickweave drive to the front of the home provides space for multiple vehicles. There is a decorative front garden with border planting, slate chippings and areas for pot plant display.

COUNCIL TAX BAND

Council Tax Band E.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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

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