



Lansdowne Crescent, Calne
£550,000



Spacious Detached Family Home in Sought-After Derry Hill Village. Located between Calne and Chippenham, this impressive detached home sits in a private position on a generous plot with a double garage. Offered with no chain and vacant possession, the property features three reception rooms, a kitchen breakfast room and a guest cloakroom on the ground floor. Upstairs, there are four double bedrooms, including a master with a modern en-suite, plus a family bathroom. Outside, the south-east facing rear garden is fully enclosed, offering good privacy and is low-maintenance. Gas central heating and double glazing throughout.



The Home

This executive style home is located on a generous plot, positioned in a private situation within a quiet cul de sac in a sought-after village location within easy access to Chippenham & Calne. Further detail outlined as follows:

Ground Floor Accomodation

Upon entering, you are greeted by a spacious and welcoming entrance hall at the central point of the home, with stairs rising to the first floor and doors leading to all reception rooms. The ground floor offers a superb triple-aspect living room, flooded with natural light and featuring large patio doors that open directly onto the garden. The dining room also enjoys garden access via patio doors and sits conveniently beside the kitchen/breakfast room, creating a natural flow for family living. The kitchen breakfast has fitted wall and floor cabinetry

and provides space for all necessary appliances; it also features a low-level peninsula breakfast bar. The wall-mounted boiler is also located here. From the kitchen a door opens to the side garden. A separate study provides an ideal space for working from home, while a guest cloakroom and well-placed storage cupboards complete the downstairs accommodation.

Measurements as follows:

Kitchen Breakfast

16'2 x 9'1 (4.93m x 2.77m)

Dining Room

13'2 x 9'7 (4.01m x 2.92m)

Living Room

21'11 x 10'8 (6.68m x 3.25m)

Study

9'1 x 8'11 (2.77m x 2.72m)

First Floor Accomodation

Upstairs, the property boasts four generously proportioned double bedrooms. The principal bedroom is bright and spacious, enhanced by a recently fitted en-suite with a corner shower, modern vanity sink and WC. Two further doubles provide excellent accommodation for family or guests, each benefiting from sliding, mirror-fronted wardrobes. All bedrooms are served by a family bathroom, comprising a panel enclosed bath, wash basin and water closet.

Measurements outlined as follows:

Principal Bedroom - Plus En-suite

15'11 x 13 (4.85m x 3.96m)

Bedroom Two

16'3 x 9'2 (4.95m x 2.79m)

Bedroom Three

14 x 8'11 (4.27m x 2.72m)

Bedroom Four

10'11 x 9'8 (3.33m x 2.95m)

Family Bathroom

Externals

The front of the home certainly offers curb appeal - with a private walled frontage, there is a tarmac driveway, double garage, mature shrubs and a beautiful silver birch tree. There is side access to the garden from the front drive, To the side of the home is another paved garden area that offers space for multiple uses. The rear garden has been thoughtfully landscaped to provide a private and low-maintenance retreat that benefits from being South East Facing. A generous paved patio offers the perfect setting for outdoor dining or entertaining, while tiered areas laid with decorative gravel and mature evergreen planting create year-round interest. Tall hedging ensures excellent privacy.

Double Garage

18'7 x 18'6 (5.66m x 5.64m)

Connected to the home is the large double garage, accessed via an up-and-over door. There is power and light, as well as eaves storage.

TO NOTE

EPC - C

Mains Services

Council Tax - E

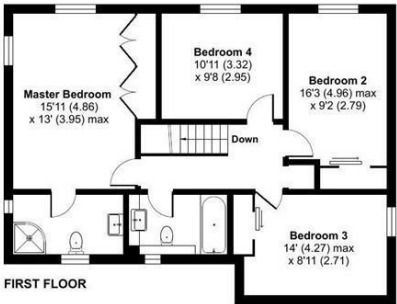




Lansdowne Crescent, Derry Hill, Calne, SN11

Approximate Area = 1572 sq ft / 146 sq m
Garage = 344 sq ft / 31.9 sq m
Total = 1916 sq ft / 178 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). ©inchcom 2025. Produced for Scott Windle Powered by eXp. REF: 1272376

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	75	
(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		