

# 15 Lansdowne Crescent, Derry Hill, Calne, SN11 9NT

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Price Guide £635,000

A spacious and well presented five bedroom detached house situated in this sought after village offering a wide range of amenities. Offering over 2,000 sq ft in total the ground floor offers an entrance porch, welcoming reception hall, guest cloakroom, a large sitting room with French doors to the garden and stone fireplace, good size dining room with bay window, an additional family room/study, kitchen/breakfast room with a range of fitted units, appliances and granite worksurfaces complimented by a separate utility room with matching units and work surfaces. The first floor boasts spacious master bedroom with en-suite shower room, four further bedrooms, two of which have built-in double wardrobes and a family bathroom. Other benefits include uPVC double glazing and gas central heating. To the front is a paved garden with shrubs, raised fish pond and driveway providing off road parking leading to a detached double garage with workshop. To the rear is an enclosed garden with a wrap around patio area and laid to lawn beyond.

## Situation

The sought after village of Derry Hill is situated midway between Calne and Chippenham and offers a very good primary school, popular village pub, shop/post office, village hall and church. It is also the home of Bowood House and gardens and the championship standard golf course. Chippenham and Calne offer an extensive range of amenities and senior schools. Chippenham has a mainline rail station and M4 J.17 is c.8 miles.

## Accommodation Comprising:

Obscure double glazed door with side panels to

## Entrance Porch

Radiator. Tiled floor. Coving. Part glazed double doors and side panels to:

## Reception Hall

Stairs to first floor. Radiator. Tiled floor. Storage cupboard. Doors to:

## Cloakroom

Obscure double glazed window to side. Radiator. Vanity wash basin with chrome mixer tap, cupboard under and tiled splash back. Close coupled WC. Tiled floor. Coving.

## Sitting Room

Double glazed window to side. Double glazed French doors and side panels to garden. Feature fireplace with stone surround and hearth. Radiator. Coving. Two wall light points. Television point.

## Dining Room

Double glazed bay window to front. Double glazed window to side. Radiator. Coving. Wooden flooring. Two wall light points.

## Family Room

Double glazed window to front. Radiator. Wooden flooring. Coving.

## Kitchen/Breakfast Room

Double glazed window to rear. Radiator. Range of drawer and cupboard base units with

matching wall mounted cupboards. Granite worksurface with matching upstands, drainer and undermounted one and a half bowl stainless steel sink unit with chrome mixer tap. Breakfast bar. Range cooker with extractor hood over. Integrated dishwasher and fridge/freezer. Tiled floor. Opening to:

## Utility Room

Double glazed window to side. Upvc double glazed door to garden. Granite worksurfaces with upstands, drainer and undermounted stainless steel sink unit with chrome mixer tap. Cupboard base unit. Space and plumbing for automatic dishwasher and tumble drier. Tall cupboard. Tiled floor. Wall mounted gas fired boiler for central heating and hot water. Coving.

## First Floor Landing

Double glazed window to side. Radiator. Coving. Storage cupboard. Doors to:

## Master Bedroom

Double glazed window to side and rear. Radiator. Coving. Door to:

## En-suite Shower

Obscure double glazed window to rear. Chrome ladder radiator. Suite cubicle. Fitted cupboards incorporating vanity wash basin and close coupled WC with concealed cistern. Tiling to principal areas. Coving. Tiled floor.

## Bedroom Two

Double glazed bay window to front with window seat. Double glazed window to side. Radiator. Built-in double wardrobe. Coving.

## Bedroom Three

Double glazed window to rear. Radiator. Built-in double wardrobe. Coving. Spotlights.

## Bedroom Four

Double glazed window to front. Radiator. Coving. Access to roof space.

## Bedroom Five

Skylight window to front. Radiator. Coving.

## Bathroom

Chrome ladder radiator. Panelled bath with shower over and shower screen. Vanity wash basin with cupboard under. Close coupled WC with concealed cistern. Fully tiled walls. Coving, Tiled floor. Spotlights.

## Outside

## Front Garden

Driveway leading to garage providing off road parking. Paved with mature shrubs and raised fish pond. Gated side access to both sides.

## Double Garage/Workshop

Twin up and over doors. Window to rear. Personal door to side. Eaves storage. Power and light. Workshop/storage area to the rear.

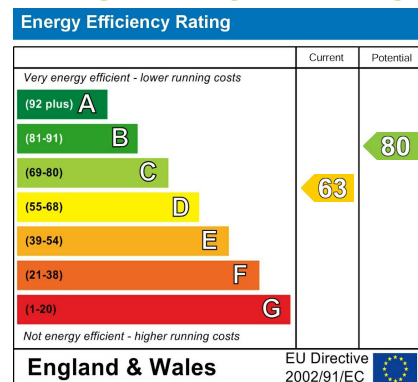
## Rear Garden

Fully enclosed with gated access to both sides. Patio area wrapping around the property and laid to lawn beyond. Seating area with slate chippings and sleepers.

## Directions

Take the A4 from Chippenham towards Calne. After c.3 miles turn right onto the A342 towards Devizes. At the top of the hill turn left into Derry Hill then take the first left into Lansdowne Crescent West. The property will then be found on the left hand side just before the turning into Barry Place.

## ENERGY PERFORMANCE GRAPHS



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix 62024

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