

40 Studley Gardens, Studley, Calne, SN11 9FR

A modern, well presented four bedroom detached house ideally situated in a small development on the edge of the sought after village of Studley just a short walk from the neighbouring village of Derry Hill. The spacious and well laid out accommodation offers a ground floor comprising of a welcoming reception hall, generous sized kitchen/breakfast room with a range of fitted units, integrated appliances, french doors to garden and plenty of space for a good size table and chairs, sitting room with French doors to the garden, separate dining room, study and guest cloakroom. The first floor boasts a master bedroom with dressing area and well appointed en-suite shower room, guest bedroom with second similarly appointed shower room, two further good size bedrooms and a good size family bathroom. Other benefits include uPVC double and gas central heating. To the rear is a pleasant enclosed west facing garden with patio area and lawn. There is then access to a detached double garage with double width driveway providing off road parking.

Situation

Sitauted within the hamlet of Studley, which is conveniently situated betwixt the towns of Calne and Chippenham, with the latter offering mainline railway station (London-Paddington). There is good access to the M4 motorway at Junctions 16 & 17 thus offering excellent motor commuting to the major centres of Bath, Bristol, Swindon and London. Studley has a public house and the nearby village of Derry Hill has a good range of local amenitites to include a village shop/post office, a church, a public house, an active village hall and an Ofsted rated primary school.

Accommodation Comprises

Obscure double glazed entrance door to:

Reception Hall

Double glazed window to side. Radiator. Stairs to first floor. Two useful storage cupboards. Doors to:

Cloakroom

Obscure double glazed window to side. Radiator. Wall hung wash basin with chrome mixer tap and tiled splash back. Close coupled WC with concealed cistern. Spotlight.

Sitting Room

Double glazed French doors with side panels to rear. Radiator.

Dining Room

Dual aspect with double glazed windows to front and side. Radiator.

Study

Double glazed window to front. Radiator.

Kitchen/Breakfast Room

Double glazed French doors with side panels to rear. Radiator. Extensive range of drawer and cupboard base units incorporating a peninsular with breakfast bar. Contrasting wall mounted cupboards with under unit lighting. Work surfaces with splash backs and inset one and a half bowl single drainer stainless steel sink unit with chrome mixer tap.

basin with chrome mixer tap. Close coupled WC with concealed cistern. Tiling to principal areas. Extractor. Spotlights. Shaver point.

Outside

Front Garden

Mature shrubs, lawn, gravel and path to front door.

Rear Garden

Enclosed by fencing and enjoying a westerly aspect. Patio area with lawn beyond. Personal door to garage and gated access to driveway.

Double Garage

21'0 x 20'8

Twin up and over doors. Power and light. Eaves storage.

Driveway

Double width driveway providing off road parking.

Directions

Take the A4 from Chippenham to Calne. Proceed up the hill towards Derry Hill and turn left at the crossroads to Studley. Take the first turning on the left into Studley Gardens and the property will be found on the right hand side a short way into the development.

GOODMAN WARREN BECK

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Price Guide £565,000

Built-in electric hob with extractor over. Built-in eye level double oven. Integrated dishwasher and washing machine. Integrated fridge/freezer. Larder cupboard. Spotlights to kitchen area.

First Floor Landing

Access to roof space. Cupboard housing boiler and hot water tank. Doors to:

Master Bedroom

Double glazed window to front. Radiator. Opening through to:

Dressing Area

Fitted wardrobes to either side. Door to:

En-Suite Shower Room

Obscure double glazed window to rear. Chrome ladder radiator. Extra wide fully tiled shower cubicle. Wall hung wash basin with chrome mixer tap. Close coupled WC with concealed cistern. Tiling to principal areas. Extractor. Spotlights. Shaver point.

Guest Bedroom

Double glazed window to rear. Radiator. Door to:

En-Suite Shower Room

Chrome ladder radiator. Extra wide fully tiled shower cubicle. Wall hung wash basin with chrome mixer tap. Close coupled WC with concealed cistern. Tiling to principal areas. Extractor. Spotlights. Shaver point.

Bedroom Three

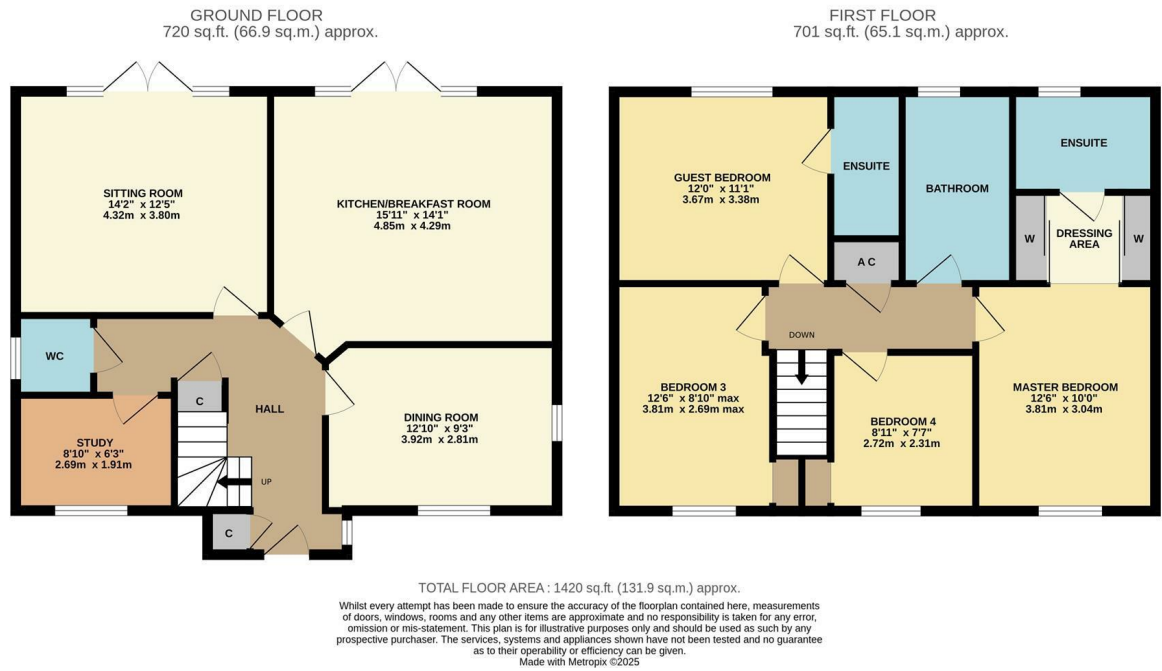
Double glazed window to front. Radiator. Storage alcove.

Bedroom Four

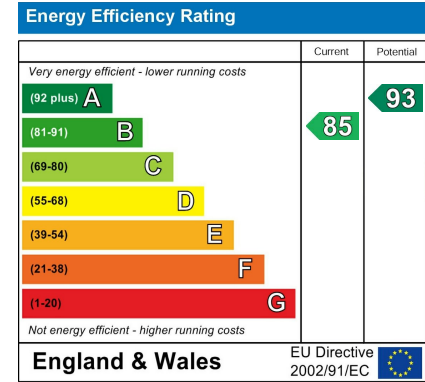
Double glazed window to front. Radiator. Storage alcove.

Family Bathroom

Obscure double glazed window to rear. Chrome ladder radiator. Panelled bath with chrome filler, shower over, shower screen and tiling to principal areas. Wall hung wash



ENERGY PERFORMANCE GRAPHS



Council Tax Band: F

Tenure: Freehold

DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect to this property. We have not carried out a detailed survey not tested the services, appliances and specific fittings. All measurements and distances are approximate only. Room sizes should not be relied upon for carpets and furnishings. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. Your home is at risk if you do not keep up repayments on a mortgage or other load secured on it. Floor plans (not to scale, for illustrative purposes only)