

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
Situated within the hamlet of Studley, which is conveniently situated between 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 amenities 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. 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 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.

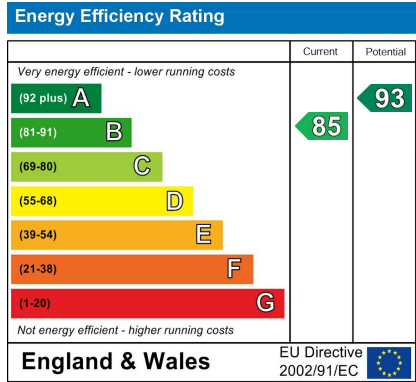
Rear Garden
Enclosed by fencing and enjoying a westerly aspect. Patio area with lawn beyond. Personal door to garage and gated access to driveway.

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.

ENERGY PERFORMANCE GRAPHS



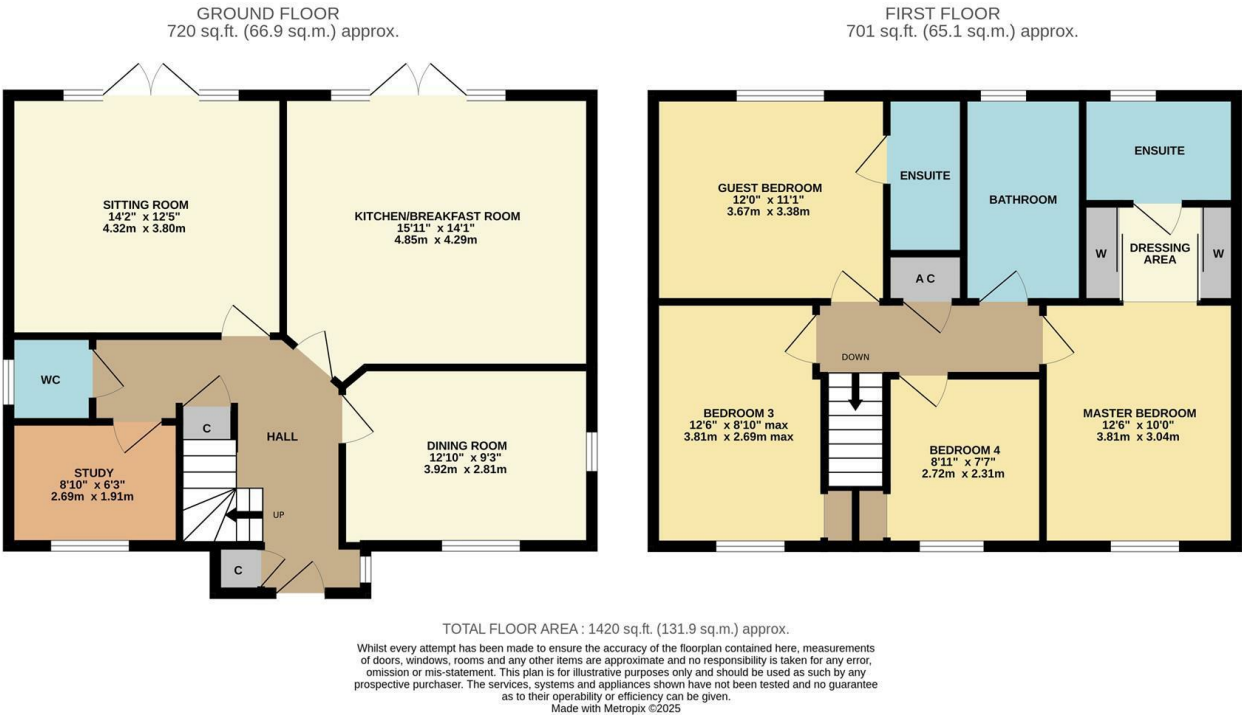
Council Tax Band: F

Tenure: Freehold

GOODMAN WARREN BECK

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Price Guide £565,000



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