



31 Studley Gardens  
Calne, SN11 9FR

GOODMAN WARREN BECK



# 31 Studley Gardens, Calne, SN11 9FR

A beautifully presented four bedroom detached family home pleasantly tucked away at the back of a small development on a generous plot adjacent to open countryside and enjoying far reaching views. This modern family home offers a welcoming reception hall with guest cloakroom, a light and airy sitting room with a wood burning stove and French doors opening onto the garden, a spacious dining room with bay window, an additional family room/study, a spacious contemporary kitchen/breakfast room with a range of integrated appliances and a useful separate utility room. On the first floor there is a dual aspect master bedroom with dressing room and en-suite bathroom with separate shower, a guest bedroom with second en-suite shower, two further double bedrooms and a family bathroom. The property is set on good size plot with a pleasant feeling of open space and views to the west. The front garden is laid to lawn with privet hedge with a path to front door. The large driveway allows for ample off road parking and leads to the detached double garage. The rear garden offers a great degree of privacy and has large paved area complimented by a further large decked seating area, lawn and raised beds, enclosed by timber fencing.

## SITUATION

Studley is a small village off the A4 with convenient access to the neighbouring towns of Chippenham and Calne. The adjacent village of Derry Hill offers local facilities to include a well stocked village shop and post office, primary school and public house. Calne & Chippenham offer a wider range of facilities to include secondary schools, shopping and leisure facilities.

## TRANSPORT LINKS

Road and rail links are excellent. Chippenham railway station is c.4.5 miles away providing regular services to London Paddington in approximately 70 minutes, Bristol Temple Meads in 28 minutes and Bath Spa in 15 minutes. Heading west on the M4, junction 17 is c.8 miles providing easy access to Bristol and the West Country. Heading east junction 16 of the M4 is c.15 miles providing access to Swindon, Reading and London. Bristol airport is only c.33 miles (approximately 1hr 5mins) to the west while Heathrow is c.75 miles (approximately 1hr 20mins) to the east. There is a regular bus service providing access to Chippenham and Calne & onto Swindon withing walking distance.

## ACCOMMODATION COMPRISING:

### RECEPTION HALL

A spacious and welcoming reception hall with access to the Cloakroom, Dining Room, Sitting Room, Study and Kitchen/Breakfast Room. Stairs to the first floor with white spindles and Oak hand rail. Herringbone flooring.

### CLOAKROOM

Window to front. Radiator. WC with concealed cistern. Wash basin.

### SITTING ROOM

A lovely light room which is accessed via double doors from the Entrance Hall. Double glazed French doors with full height windows opening into the rear garden. Wood burning stove with oak mantle. Radiator.

### DINING ROOM

Accessed via double doors from the Entrance Hall. Bay window to front. Radiator. Herringbone flooring.

### FAMILY ROOM/STUDY

Window to front. Radiator. Herringbone flooring.

### KITCHEN/BREAKFAST ROOM

Window to rear. Feature full height bay windows to rear with French doors opening into the garden. Fitted with a range of contemporary units comprising of drawer and cupboard base units with matching wall mounted units with under unit lighting. Work surfaces with matching upstand and cooker splashback and sink unit with chrome mixer tap. Built-in appliances to include gas hob, oven and dishwasher. Herringbone flooring. Radiator. Door to:

### UTILITY ROOM

Door to side. Fitted with a range of wall and base units with worksurfaces over, matching upstands and sink unit with chrome mixer tap. Radiator. Space and plumbing for appliances. Cupboard housing boiler.

### FIRST FLOOR GALLERIED LANDING

White spindles and oak hand rails. Access to roof space. Double cupboard. Storage cupboard. Doors to all bedrooms and family bathroom.

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£825,000

### MASTER BEDROOM

A luxurious room with window to front and side. Radiator. Open to Dressing Room and door to En-Suite.

### DRESSING ROOM

Fitted wardrobes and space for additional furniture. Radiator. Skylight window to front.

### EN-SUITE BATHROOM

Obscure window to side. Panelled bath with shower over and shower screen. Extra wide shower cubicle. Wall hung wash basin with chrome mixer tap. Close coupled WC with concealed cistern. Shaver point. Fully tiled walls and floor.

### GUEST BEDROOM

Window to rear. Radiator. Door to:

### EN-SUITE SHOWER ROOM

Obscure window to rear. Radiator. Extra wide shower cubicle. Wall hung wash basin with chrome mixer tap. Close coupled WC with concealed cistern.

### BEDROOM THREE

Window to front. Radiator.

### BEDROOM FOUR

Window to rear. Radiator.

### FAMILY BATHROOM

Obscure window to rear. Radiator. Panelled bath with shower over and screen. Wall hung wash basin with chrome mixer tap. Close coupled WC with concealed cistern. Tiled to walls and floor.

### OUTSIDE

FRONT GARDEN

Primarily laid to lawn and planted with a low level hedge border, flowers and shrubs border and path to front door. Gated side access to rear garden. Extensive driveway leading to garage providing ample off road parking.

DOUBLE GARAGE

Twin up and over doors. Driveway parking to the front. Door to rear.

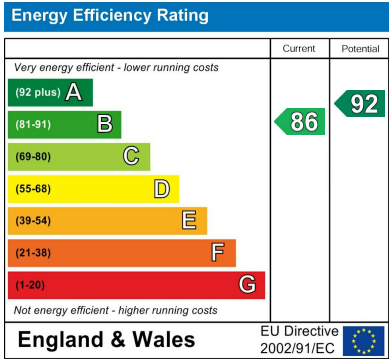
REAR GARDEN

The rear garden offers a great degree of privacy and is adjacent to open farmland with far reaching views to the west. Large paved area complimented by a further large decked seating area, lawn and raised beds, enclosed by timber fencing.

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, follow the road all the way to the end and around the right hand bend and the property can be found on the left hand side.

ENERGY PERFORMANCE GRAPHS



Council Tax Band: F

Tenure: Freehold

31 Studley Gardens

Approximate Gross Internal Area = 189.0 sq m / 2035 sq ft

Outbuildings = 36.0 sq m / 387.5 sq ft

Total = 2250.0 sq m / 2422.5 sq ft

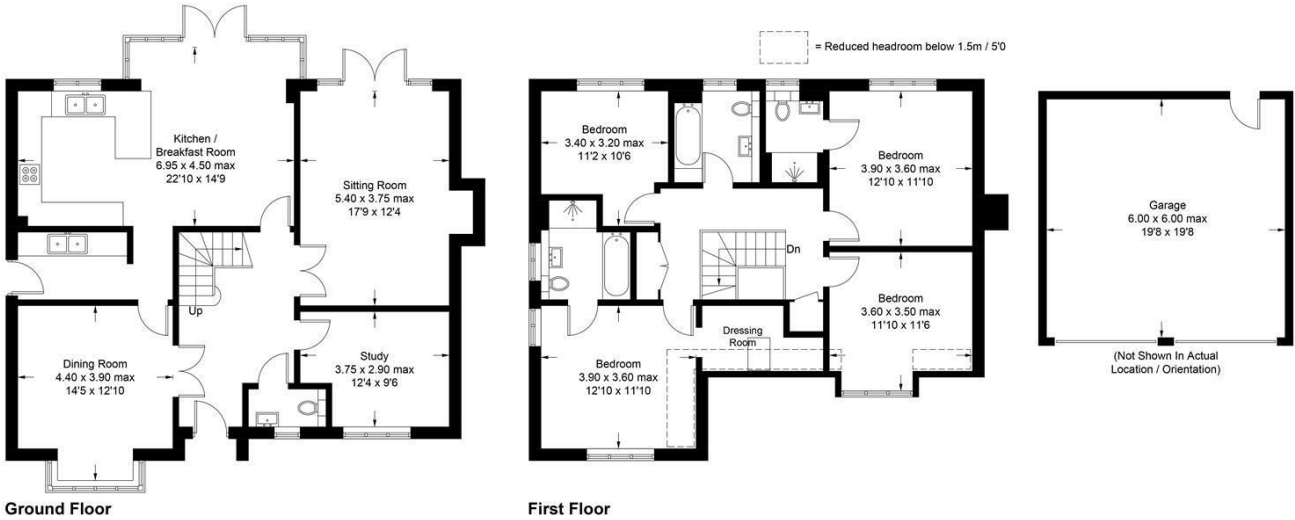


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