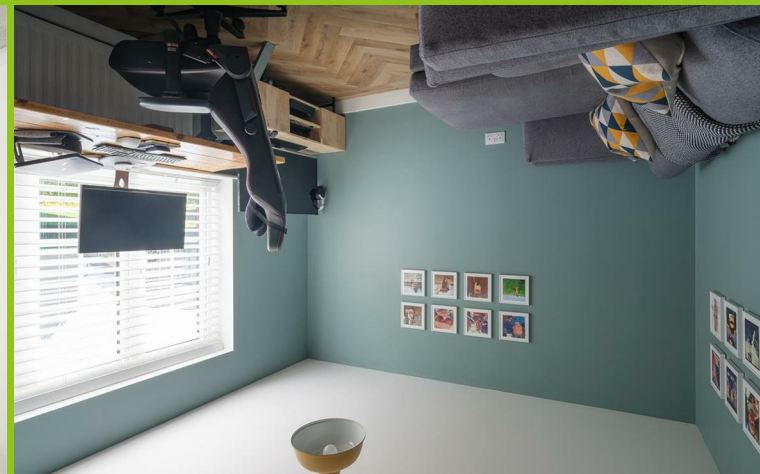




31 Studley Gardens, Calne, SN11 9FR

SIMPLY STUNNING! A substantial and beautifully presented four bedroom detached family home set on a generous plot adjacent to open countryside and enjoying far reaching views to the west. The feeling of light and space is apparent as soon as you step into the welcoming reception hall with guest cloakroom, this then gives access to the three generous reception rooms comprising of a sitting room with a wood burning stove and French doors giving a vista over the garden, a dining room with bay window and a family room/study. The ground floor is then completed by an impressive refitted kitchen/breakfast room with a plenty of space for a large table and casual seating and enjoying large glazed doors creating a seamless transition from indoor to outdoor. This then complemented by a separate and useful utility room. The first floor then boasts a galleried landing, an impressive dual aspect master bedroom with dressing room and en-suite bathroom with separate shower, a guest double 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 privacy. 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 for numerous vehicles and leads to the detached double garage. The unoverlooked enclosed rear garden has a large paved area with an extensive area of lawn beyond, raised beds and large decked seating area to make the most of the sunsets.

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.

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.

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£825,000

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.

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.

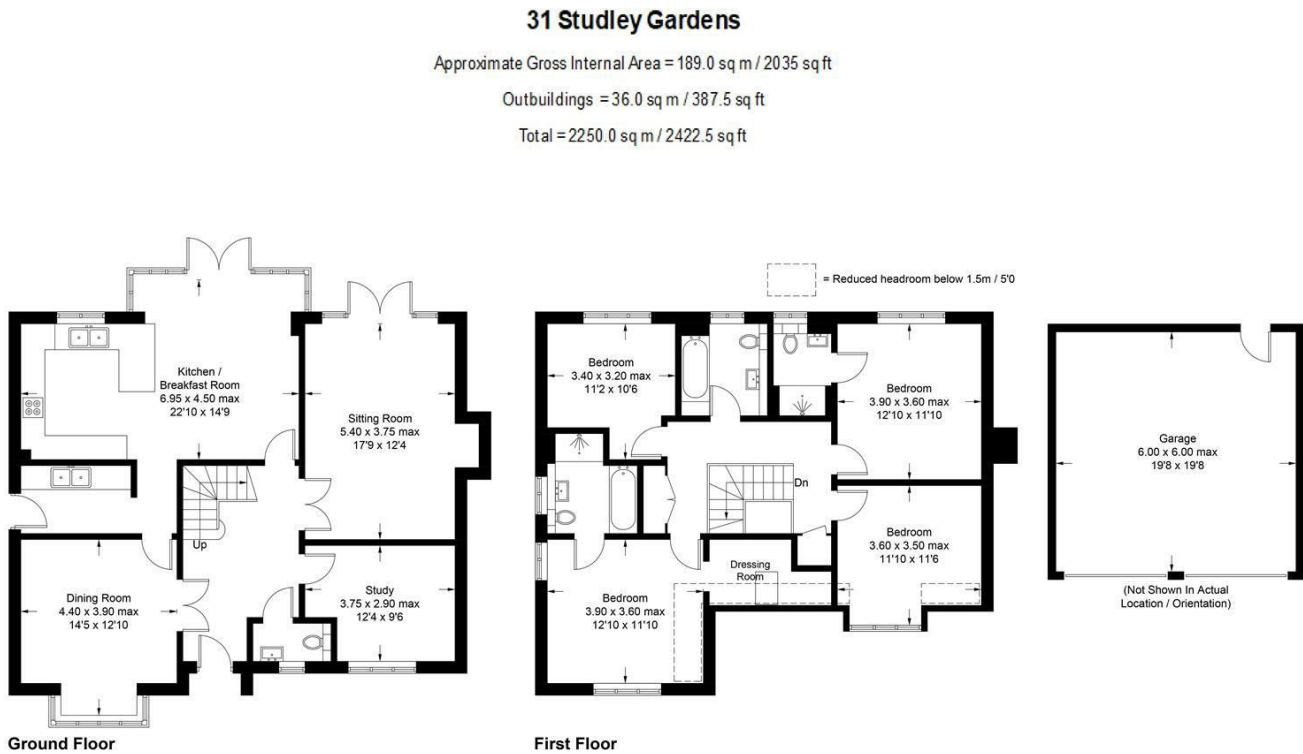
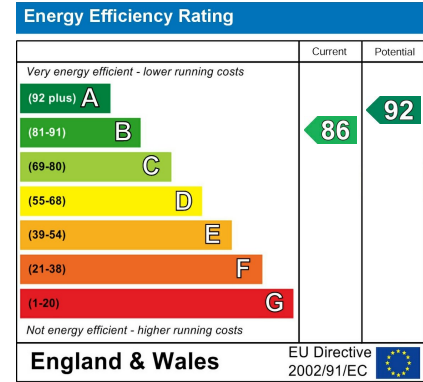


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ENERGY PERFORMANCE GRAPHS



Council Tax Band: F

Tenure: Freehold

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