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Church Road, Derry Hill SN11 9NR

Price Guide £625,000

A charming detached cottage full of character set in the beautiful village of Derry Hill. Sunshine Cottage has been sympathetically extended and improved by the current owners and is one of only a very few former Bowood Estate properties in private ownership. The property is a delight to view and offers a high specification throughout, the accommodation briefly comprises; entrance porch, sitting room, snug, open plan kitchen/breakfast room, dining room, master bedroom and shower room to the ground floor. The first floor provides two double bedrooms, a refitted bathroom, a newly installed shower room and further single bedroom. Externally the cottage benefits from delightful, professionally landscaped gardens with a private level lawn to rear, ample off road driveway parking to one side and a five bar gate to the front. An internal viewing is highly recommended.

Situation

Derry Hill has grown out of the ancient settlement of Studley which dates back to Roman Times. In the 18th century, there were several small settlements which were originally built to provide houses for the Bowood Estate workers. This property in a fine example of one of those properties. Today the village offers residents a fantastic setting to call home which includes; the Bowood Estate set in hundreds of acres, a beautiful village church, highly respected primary school, village shop with post office, local Inns and village hall to mention just a few. Excellently positioned for commuters, Chippenhams' train station & motorway junction 17 are within approximately 7 miles, and the larger centres of Swindon, historical City of Bath and Bristol are also within easy commute.

Accommodation

The accommodation with approximate measurements is arranged as follows:

Ground Floor

Enclosed Entrance Porch

Part glazed construction with pitched with windows to three sides, tiled roof and timber glazed door to front, wood flooring, upvc double glazed door to...

Entrance Hall

With upvc double glazed door from the entrance porch, stairs to first floor landing, doors to sitting room and snug, carpeted flooring.

Snug 3.61m x 3.63m (11'10" x 11'11")

With upvc double glazed window to front, multi-fuel stove to fireplace with brick detailing, thumb latch door to under-stairs cupboard, doors to kitchen/ breakfast room and entrance hall, radiator, laminate flooring.

Bedroom 3.61m x 3.12m (11'10" x 10'3")

With upvc double glazed window to front aspect, feature open fireplace with tiled inserts, radiator, wall lights, carpeted flooring.

Kitchen / Breakfast Room 5.87m x 3.45m max (19'3" x 11'4" max)

An open plan and partially vaulted space, refitted in keeping with the character of the property and benefiting from a range of wall, base and display units. Dual aspects

room with double glazed windows to side and rear and an open plan to the dining room. The kitchen features a ceramic sink/drainers inset to rolled edge work surfaces, part tiling, integral appliances to include fridge/freezer and dishwasher, integrated electric oven and five gas hob with cooker hood over. The breakfast area offers further wall and base units and a built in airing cupboard, tiled flooring.

Dining Room 3.43m x 2.67m (11'3" x 8'9")

With upvc double glazed window to rear, upvc double glazed French doors to side, upvc double glazed ceiling lantern, under floor heating, tiled flooring.

Inner Hall / Utility

With access from the kitchen/breakfast room, space and plumbing for automatic washing machine with space for tumble dryer above, doors to shower room and master bedroom, under floor heating, tiled flooring.

Sitting Room 4.27m x 3.43m (14' x 11'3")

With upvc double glazed French doors with side lights opening onto the rear garden, vaulted ceiling, under floor heating, tiled flooring.

Wet Room

With double glazed Velux window to vaulted ceiling, fitted with a two piece suite comprising, low level w/c and pedestal wash hand basin, fully tiled 'no step' double shower, heated towel rail, extractor fan, fully tiled with a tiled floor.

First Floor

Landing

With stairs rising from the entrance hall, carpeted, doors to...

Second Bedroom 3.99m x 3.66m (13'1" x 12')

With upvc double glazed window to front, cast iron bedroom fireplace, thumb latched door to built-in wardrobe, radiator, carpeted.

Third Bedroom 3.99m x 3.05m (13'1" x 10')

With upvc double glazed window to front, cast iron bedroom fireplace, radiator, thumb latched door to built-in wardrobe, carpeted.

Fourth Bedroom 2.54m x 1.83m (8'4" x 6')

With upvc double glazed window to rear, radiator, carpeted.



Bathroom 2.51m x 1.68m (8'3" x 5'6")

With obscure upvc double glazed window to rear, fitted with a three piece suite comprising: shower/bath with shower over, pedestal wash hand basin and low level w/c, heated towel rail, extractor fan, vinyl flooring.

Shower Room 2.49m x 1.68m (8'2" x 5'6")

With obscure upvc double glazed window to side, fitted with a three piece suite comprising: double shower cubicle, low level w/c and pedestal wash hand basin, full tiling, heated towel rail, extractor fan, tiled flooring.

Externally

Front Garden

The property is bounded to the front by beech hedging and picket fencing with a small area of gravelled frontage behind a five bar gate. To the left side of the

property is a wide gravelled driveway and a handy enclosed storage area to the right.

Rear Garden

The rear garden is a particularly attractive feature of the property having been professionally landscaped. The garden is well stocked with a variety of flowers & shrubs, large lawn area, raised beds, gated access to front, curved pathway to the patio area with pond feature, greenhouse and raised beds, timber garden room/home office with power.

Driveway Parking

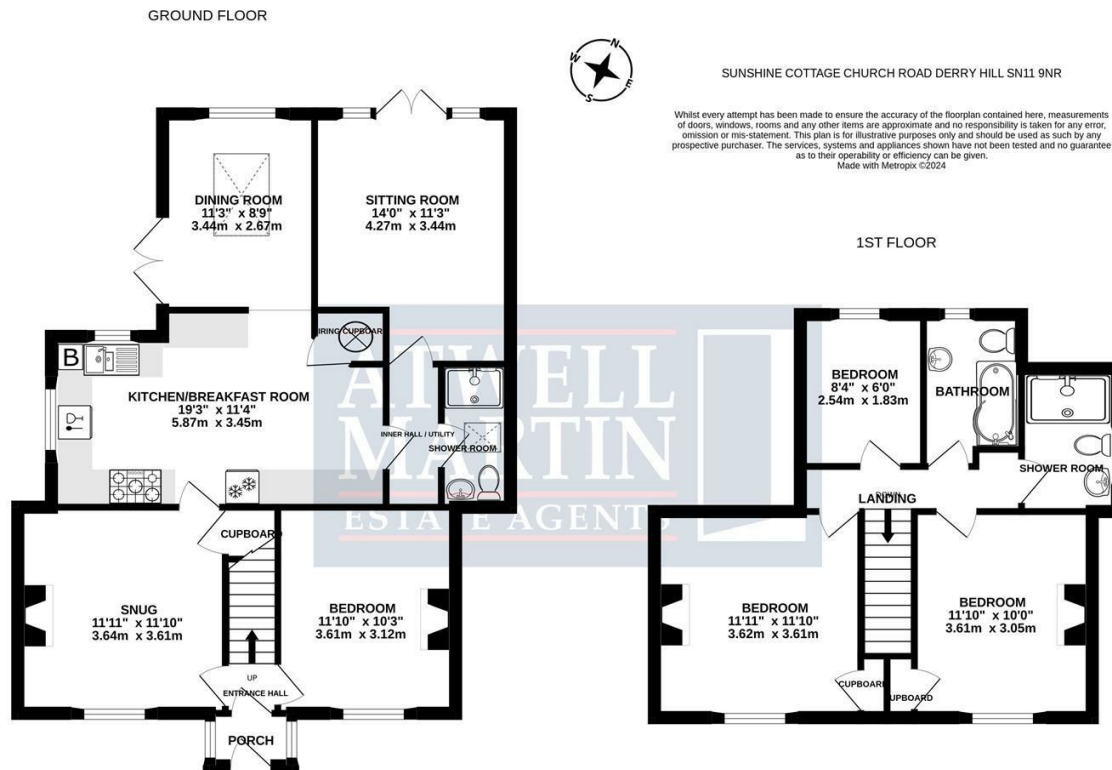
The property provides off road parking on a gravel drive behind a white five bar gate.

Property Information

Utilities/Services - Mains Electric, Water & Drainage, Gas Central Heating

Wiltshire Council Tax - Band E

Tenure - Freehold



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	78

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

