



The Folly, Derry Hill

Price Guide £700,000

This beautifully presented four bedroom detached property with large private rear garden and double garage is situated on an exclusive development in the sought after Wiltshire village of Derry Hill. The property offers spacious family accommodation to include a reception hall, sitting room with large feature Inglenook fireplace and study, cloakroom and utility. The property has been improved and extended over recent years and now boasts a stunning open plan kitchen/family/dining area with stylish kitchen along with fitted appliances. On the first floor, the main bedroom has an en suite shower room, three further bedrooms and a bathroom. Externally the rear garden is a particular feature, offering a high degree of privacy and filled with well stocked shrub borders, established trees, timber shed and bar plus patio and decked areas.

#### Viewing

Viewings Strictly by appointment with the sole selling agents Atwell Martin call or e-mail us today to confirm your appointment | 65 New Road, Chippenham, Wiltshire SN15 1ES

#### Situation

The property is situated in the very popular village of Derry Hill. The village has a primary school, post office/shop, church, village hall and public house. Bowood House, Gardens and Golf Club are situated nearby. Derry Hill is situated approximately half way between the market towns of Calne and Chippenham which offer a more comprehensive range of amenities to include supermarkets, shops, leisure centres and secondary schools. The mainline railway station in Chippenham (London-Paddington) and the M4 motorway at Junction 17, offer excellent motor commuting to the major centres of Bath, Bristol, Swindon and London.

#### The Accommodation

With approximate measurements is arranged as follows:

#### Entrance Canopy

With door to:

#### Entrance Hall

With built in cloaks cupboard, radiator, stairs to first floor.

#### Cloakroom

With Upvc double glazed window to side, suite comprising low level wc, wash hand basin with mixer tap, tiled surrounds and flooring, radiator.

#### Sitting Room 6.00m max x 3.53m (19'8" max x 11'6")

With dual aspect Upvc double glazed bay window to front, patio doors to rear, inglenook brick fireplace housing real flame gas fire with Upvc double glazed windows to either side, two radiators.

#### Study 3.30m max into bay x 3.10m (10'10" max into bay x 10'02")

With Upvc double glazed bay window to front, radiator.

#### Open Plan Kitchen/Family/Dining Room 7.06m x 6.60m (23'02" x 21'08")

Ceiling to floor Upvc double glazed windows to side, Bifolding doors to rear garden, Velux windows, door to entrance hall, fitted kitchen offering a matching range of gloss wall and base units, one and a half bowl sink drainer inset to Granite work surfaces, integrated double electric oven with separate oven above, five ring gas hob with matching cooker hood over, built in dishwasher, freezer and wine cooler, radiators, tiled flooring, spot lighting.

#### Utility 1.99m x 1.58m (6'6" x 5'2")

Base unit housing sink with mixer tap, Granite work tops, integrated fridge, integrated washing machine, wall mounted gas central heating boiler, built in cupboard, door to side.

#### First Floor Landing

With Upvc double glazed window to front, airing cupboard, loft access with ladder.

#### Bedroom One 3.82m x 3.29m (12'6" x 10'9")

With two Upvc double glazed windows to rear, built in wardrobes, radiator.

#### Ensuite Shower Room

With Upvc double glazed window to side, suite comprising walk in shower, low level wc, vanity wash hand basin with mixer tap, fully tiled, chrome heated towel radiator, extractor and spot lighting.

#### Bedroom Two 3.66m x 2.84m (12'0" x 9'4")

With Upvc double glazed window to rear, radiator.

#### Bedroom Three 3.42m x 2.44m (11'2" x 8'0")

With Upvc double glazed window to front, built in wardrobes, radiator.

#### Bedroom Four 2.62m x 2.43m (8'7" x 7'11")

With Upvc double glazed window to front, radiator.

#### Bathroom

Obscured Upvc double glazed window to rear, fitted with a four piece white suite comprising bath with mixer shower attachment, shower cubicle, vanity wash hand basin, low level w/c, all with chrome fittings, part tiling, chrome heated towel rail, extractor fan, spot lighting and tiled flooring.

#### Front Garden

Sweeping driveway to the front, laid to lawn with central feature and side access.

#### Garden

The rear garden is a particular feature of the property enjoying a lovely private aspect, laid to lawn with paved and decked patios, timber shed and bar, established trees and shrub arrangements plus access to the front.

#### Garage

Double garage with two up and over doors, power & light, door to side.

#### Property Information

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

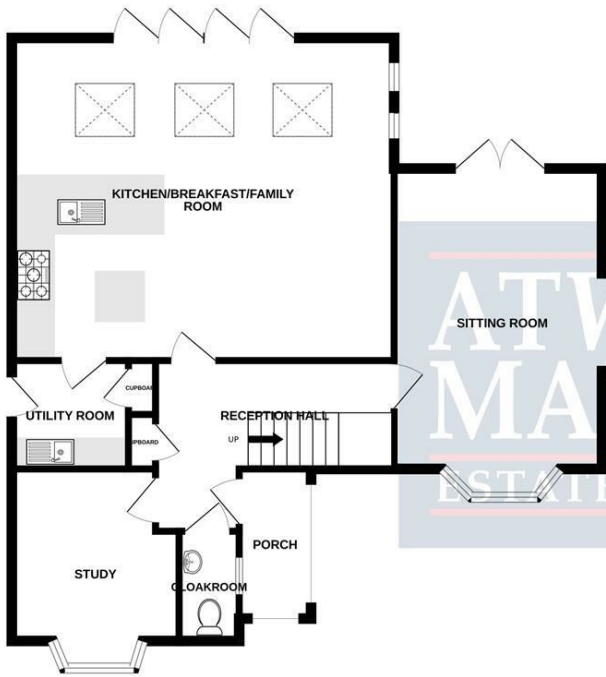
Wiltshire Council Tax - Band F

Tenure - Freehold

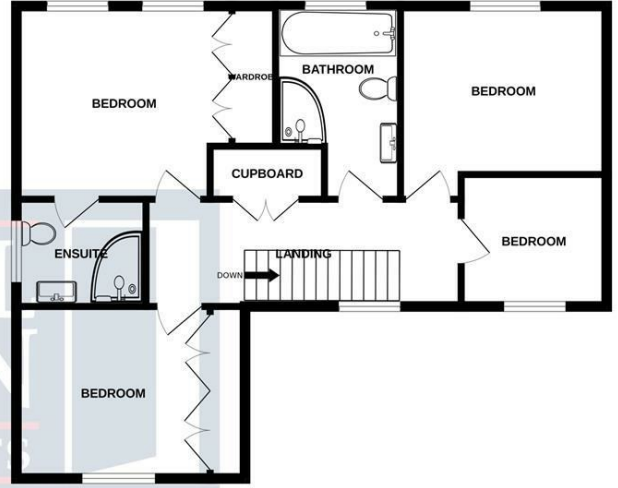




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing