



## Rhodaglen, Old Derry Hill

### Price Guide £775,000

2 The Square, Calne, Wiltshire, SN11 0BY

01249 821110

calne@butfieldbreach.co.uk

[www.butfieldbreach.co.uk](http://www.butfieldbreach.co.uk)

- Detached Village Home with Countryside Views
- South Facing Garden & Main Living Space
- Gated Driveway - Multiple Vehicles
- Direct Access to Countryside Walks From The Garden!
- Highly Sought After Village Location, Close to Shop & School
- Stunning Open-Plan Living Dining Kitchen
- One Bedroom Annex
- Sitting room with Gas Fire
- Beautifully Finished Throughout
- Vendors Purchasing a No Chain Property!



## Rhodaglen, Old Derry Hill

Our Home Owners have now found a vacant no chain property they are currently proceeding to buy! Rhodaglen is a distinctive detached home that has been extensively upgraded and remodelled to create a truly impressive residence. Finished to an exceptional specification throughout, the property enjoys stunning open countryside views to both the front and rear, complemented by a bright, elegant interior with generous proportions and an abundance of natural light.

At the heart of the home is a superb open-plan kitchen, dining and living space, featuring a striking skylight lantern, a gas log effect stove, and direct access to the garden, ideal for modern family living and entertaining. A separate utility room provides additional practicality.

The accommodation comprises four bedrooms, including a standout principal bedroom on the first floor with a luxurious four-piece en-suite. The thoughtfully designed ground floor offers excellent lateral living, with three further double bedrooms, a family bathroom, and a cosy sitting room.

A particular highlight is the excellent annexe accommodation. The former triple garage has been converted to provide a self-contained space with a bedroom, en-suite shower room, kitchenette and living area, benefiting from its own separate access from both the front and the garden—ideal for guests, multi-generational living or potential rental use.

Located in the highly regarded village of Old Derry Hill, known for its sense of community, Rhodaglen is within walking distance of the village shop, local primary school, public house and bus stops, offering both convenience and a desirable village lifestyle.

## Location

The home is located in the highly sought-after Old Derry Hill, with a great sense of community adjacent to the village of Derry Hill. The village offers a primary school, a newly opened village shop, a church and a public house. Bowood House and Gardens, along with the hotel, spa and golf course, are also situated nearby. The Pewsham, a 300-year-old stone-built pub, has been tastefully updated and is a popular local favourite for coffee, food and events, located close by.

There is a more comprehensive range of amenities available in nearby Chippenham, including a mainline railway station (London-Paddington) and the M4 motorway at Junctions 16 & 17 offers excellent motor commuting to the major centres of Bath, Bristol, Swindon and London.

## The Ground Floor in further detail:

Upon entering the home, you are welcomed by a reception hall with solid wood flooring, featuring pannelling and spot lighting. The hall has stairs rising to the first floor and doors open to the ground floor accommodation. There is a separate sitting room featuring a bay window, a gas fire with a wood mantel, beautiful parquet flooring, and wall lighting.

Also accessed from the hall is the main hub of the home: an impressive open-plan kitchen, dining and family room. This wonderful space is flooded with natural light from a skylight, multiple windows, and two sets of patio doors opening onto the garden, creating a bright and airy room with lovely views and space for dining and relaxing furniture. The kitchen is finished to a high quality and features a central island with a Belfast sink, along with extensive pantry, display, and storage cabinetry. White tiled surrounds and under-counter lighting complete the look. From the kitchen, a door leads to the highly practical utility/boot room. This space benefits from skylights, ample room for appliances, matching cabinetry, and a further Belfast sink. Doors open to both the front and rear gardens, adding excellent day-to-day practicality.

Also on the ground floor are three generous double bedrooms. Bedroom two is dual aspect, enjoying views to both the front and rear of the home, while bedrooms three and four each benefit from built-in wardrobes. These bedrooms are served by a modern ground-floor shower room. The shower room is stylishly appointed, featuring a marble-topped vanity wash basin, water closet, and a large, fully tiled shower cubicle with a curved glass screen.

Measurements as Follows:

## Sitting Room

**12'13 x 12 (3.66m x 3.66m)**

## Living Dining Kitchen

**23'05 x 22'06 (7.14m x 6.86m)**

## Utility Room

**19'6 x 4'10 (5.94m x 1.47m)**

## Bedroom Two

**13'2 x 10'11 (4.01m x 3.33m)**

## Bedroom Three

**11'9 x 11'11 (3.58m x 3.63m)**

## Bedroom Four

**10' x 11'11 (3.05m x 3.63m)**

## First Floor Suite

Located on the first floor, this private suite features an impressive principal bedroom with an en-suite. The room features breathtaking views across the countryside beyond the rear garden. There are bespoke built in wardrobes, and the room allows space for a dressing area and vanity table. The four-piece en-suite is beautifully finished and features an elegant freestanding bath with chrome claw feet and wall-mounted taps. Complemented by traditional-style sanitary ware, a chrome heated towel radiator, and attractive wall panelling, the room is finished with wood-effect flooring, creating a warm and stylish space ideal for relaxation.

## Principal Top Floor Bedroom

**14'09 12'05 (4.50m 3.78m)**

## En-suite

**10'1 x 8'1 (3.07m x 2.46m)**

## The Annex

The former triple-length garage has been converted to create a versatile, self-contained space suitable for a variety of uses with its own separate entrance. Currently arranged as independent accommodation, it comprises a double bedroom with patio doors opening onto the rear garden, along with a modern en-suite featuring a large tiled shower, vanity wash basin and water closet.

The living area features attractive wood-effect flooring, panelling, and spot lighting, and offers space for sofas and a dining table. This area is open to the kitchen, which is fitted with a range of wall and base cabinets, a sink with a drainer, and an integrated oven with induction hob and extractor hood above. There is space for a free-standing fridge freezer.

This flexible space is ideal for guests, multi-generational living or potential rental use.

## Annex Living Area

**19'4" x 9'6" (5.89m x 2.90m)**

## Annex Bedroom

**13'9" x 7'2" (4.2 x 2.2)**

## Annex En-suite

**9'10" x 3'5" (3 x 1.05)**

## Externally:

Beautifully maintained gardens lie to both the front and rear of the property, the front garden has been landscaped to offer beds and a lawn area alongside a large gravelled drive for multiple vehicles, the driveway is gated and there is a large screening hedge for extra privacy. From the front is discreet access into the utility/boot room, ideal for coming home after long muddy walks! There is also discreet storage for all the essentials, LPG / Oil tank, and bins.

The rear garden is predominantly laid to lawn, complemented by a shaped patio area ideal for relaxing and alfresco dining. From the garden, there is direct access to a range of countryside walks, including nearby woodland renowned for bluebells and wild garlic in season. Mature borders, rich with perennials, and established hedging frame the boundaries beautifully. The current owners particularly enjoy the abundance of wildlife regularly spotted here, including deer, owls, and woodpeckers.

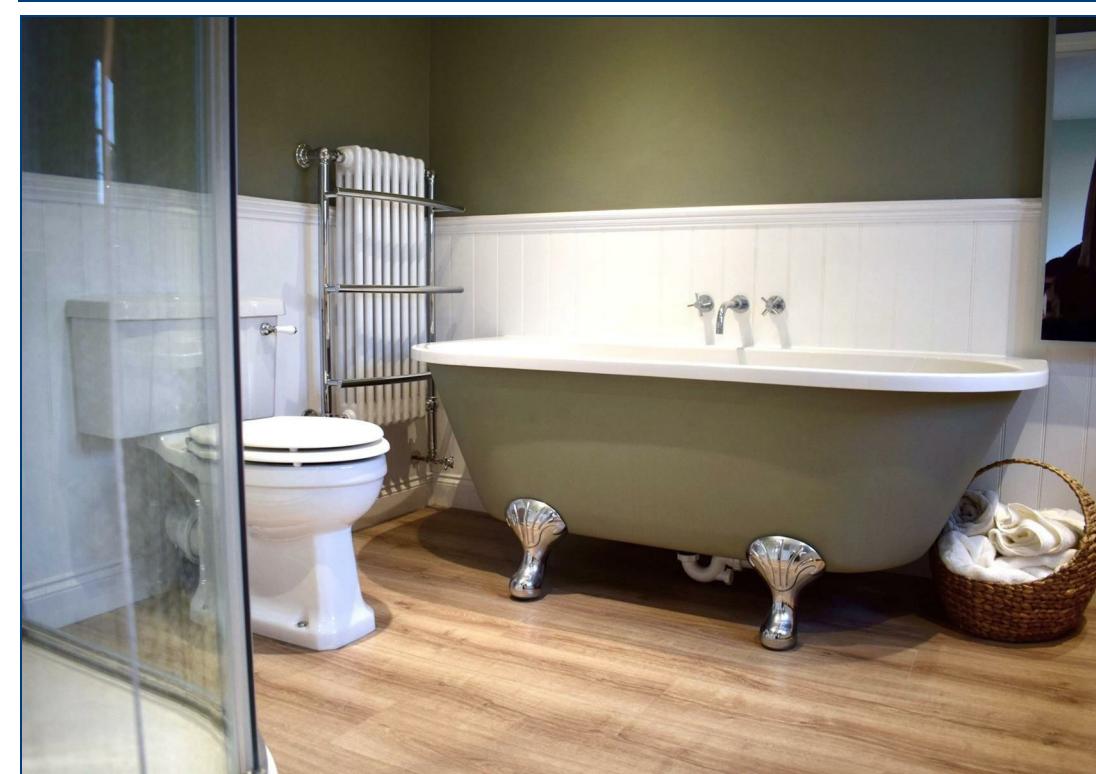
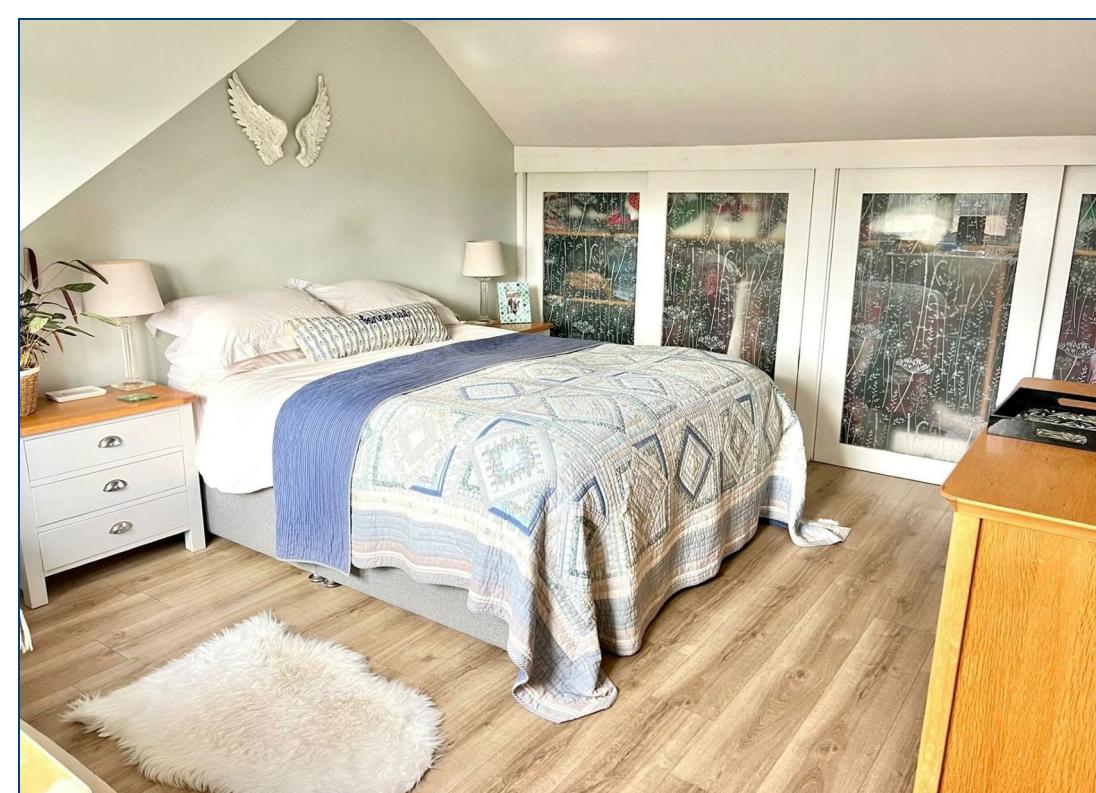
## Property Information

Tenure; Freehold

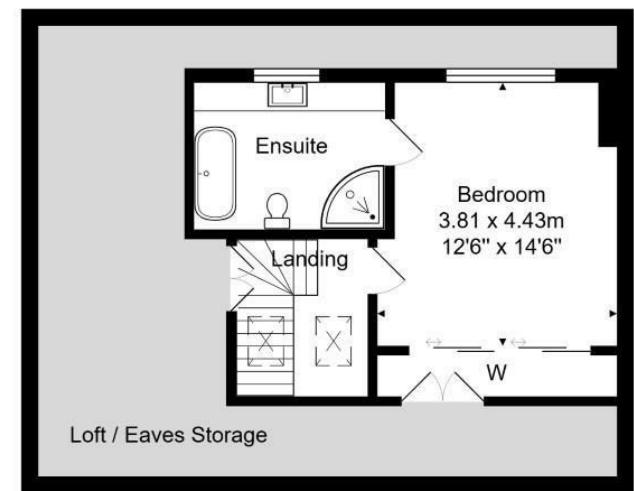
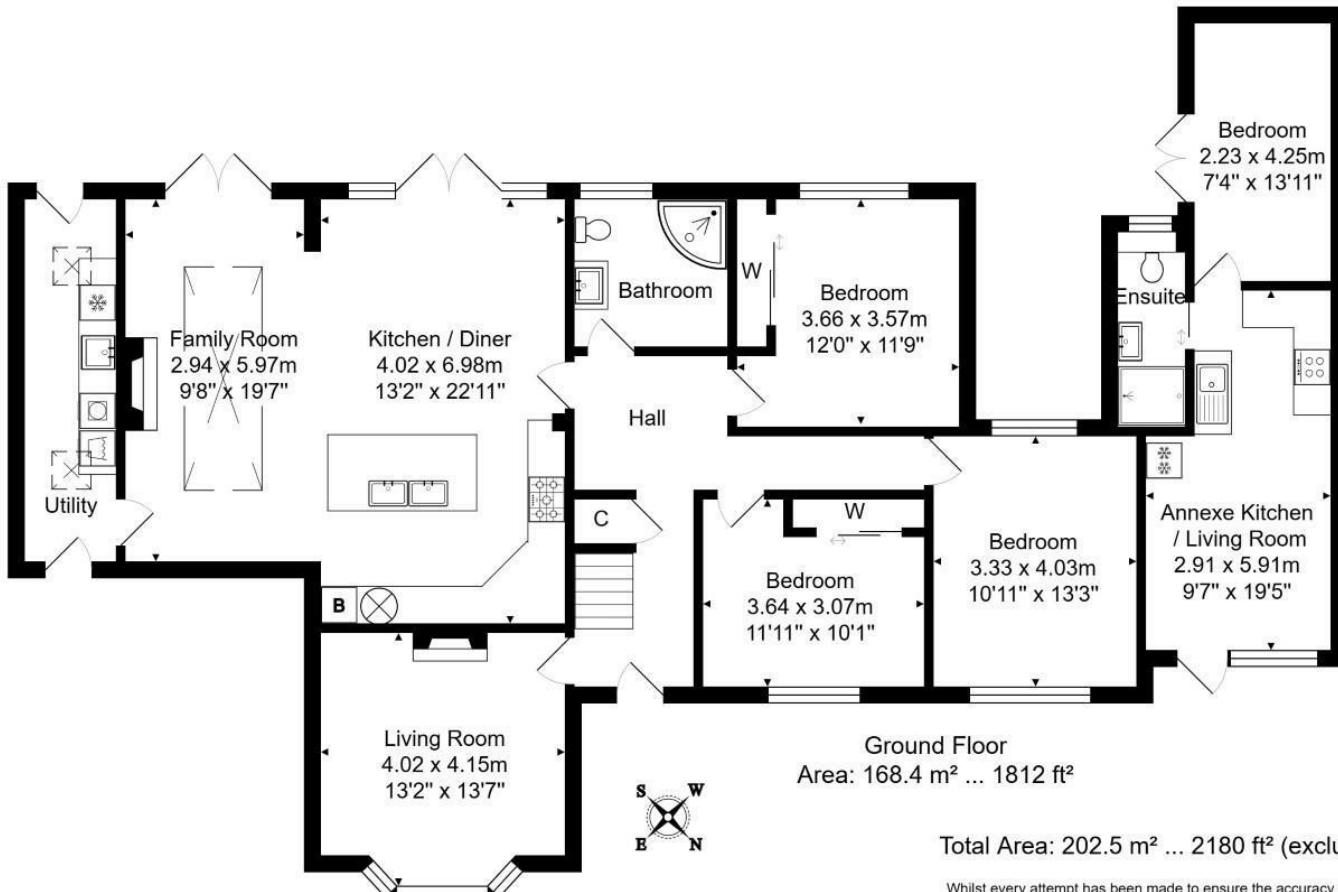
Services: Mains electricity, water and drainage. Oil fired central heating (no gas available in the village)

EPC rating; D

Council tax band; E







Directions: For exact location and details on how to view please contact Butfield Breach on 01249 821110

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any part or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.