



📍 46 Lansdowne Crescent, Derry Hill, Calne, SN11 9NT

💷 £625,000

A modern four double bedroom, two bathroom, three reception room plus conservatory, detached family home, offering spacious, versatile and well-presented accommodation, benefitting from a private, enclosed rear garden, double garage and ample driveway parking; superbly positioned in a quiet cul-de-sac within the highly sought after village of Derry Hill.

- Executive Detached Family Home
- Four Double Bedrooms
- Modern & Well-Presented Accommodation
- Well-Appointed Kitchen / Breakfast Room with Separate Formal Dining Room
- Bay-Fronted Sitting Room, Conservatory & Study
- Cloakroom & Utility Room
- Family Bathroom & En-Suite Shower Room
- Private & Well-Maintained Gardens
- Double Garage & Driveway Parking
- Quiet Cul-De-Sac, Popular Village Location

🏠 Freehold

🏠 EPC Rating D



A fantastic opportunity to purchase a substantial four double bedroom detached family home, offering spacious, versatile and modern accommodation throughout, perfectly suiting the demands of modern family life; superbly positioned in a quiet cul-de-sac within the highly sought after village of Derry Hill.

The living arrangements are over two levels, and briefly comprise; an inviting entrance hall with useful storage cupboard, cloakroom, and a lovely sitting room featuring a bay window to the front. Internal doors lead through to a generous dining room, which in turn opens into a wonderful conservatory, providing direct access to the rear garden. The modern kitchen / breakfast room is well equipped with a double oven, gas hob and integrated fridge/freezer and dishwasher. The adjoining utility room provides space for appliances, useful side access and direct access into the double garage, which benefits from power, lighting and an electric up-and-over door. A particularly generous study completes the ground level.

To the first floor are four well-proportioned double bedrooms, three of which benefit from fitted wardrobes. The impressive principal bedroom features a contemporary en-suite shower room and attractive bay window overlooking the front. A well-appointed family bathroom with shower over the bath completes the first floor.

Externally, the property enjoys gardens to both the front and rear. The enclosed rear garden is a particular feature, offering a pleasant and private outdoor space with paved patio seating area, ideal for entertaining and al fresco dining. To the front is a double garage, with potential to extend above, and driveway parking in front.

The property is superbly positioned for village life, being within easy walking distance of a range of local amenities including the village pub, village shop, primary school and the magnificent Bowood Estate, making this an excellent choice for those seeking a well-connected yet peaceful village home.

Situation

Lansdowne Crescent is situated just off Church Road which is in the heart of the village of Derry Hill. The village has a primary school, post office/ shop, church and public house. Bowood House and Gardens, and Bowood Golf Club are situated nearby and a more comprehensive range of amenities are available in nearby Chippenham to include mainline railway station (London-Paddington) and the M4 motorway at Junction 17 offers excellent motor commuting to the major centres of Bath, Bristol, Swindon and London.

Property Information

Council Tax Band: F

Freehold

Mains Electricity, Gas, Water And Drainage

Gas Fired Central Heating

EPC Rating: D



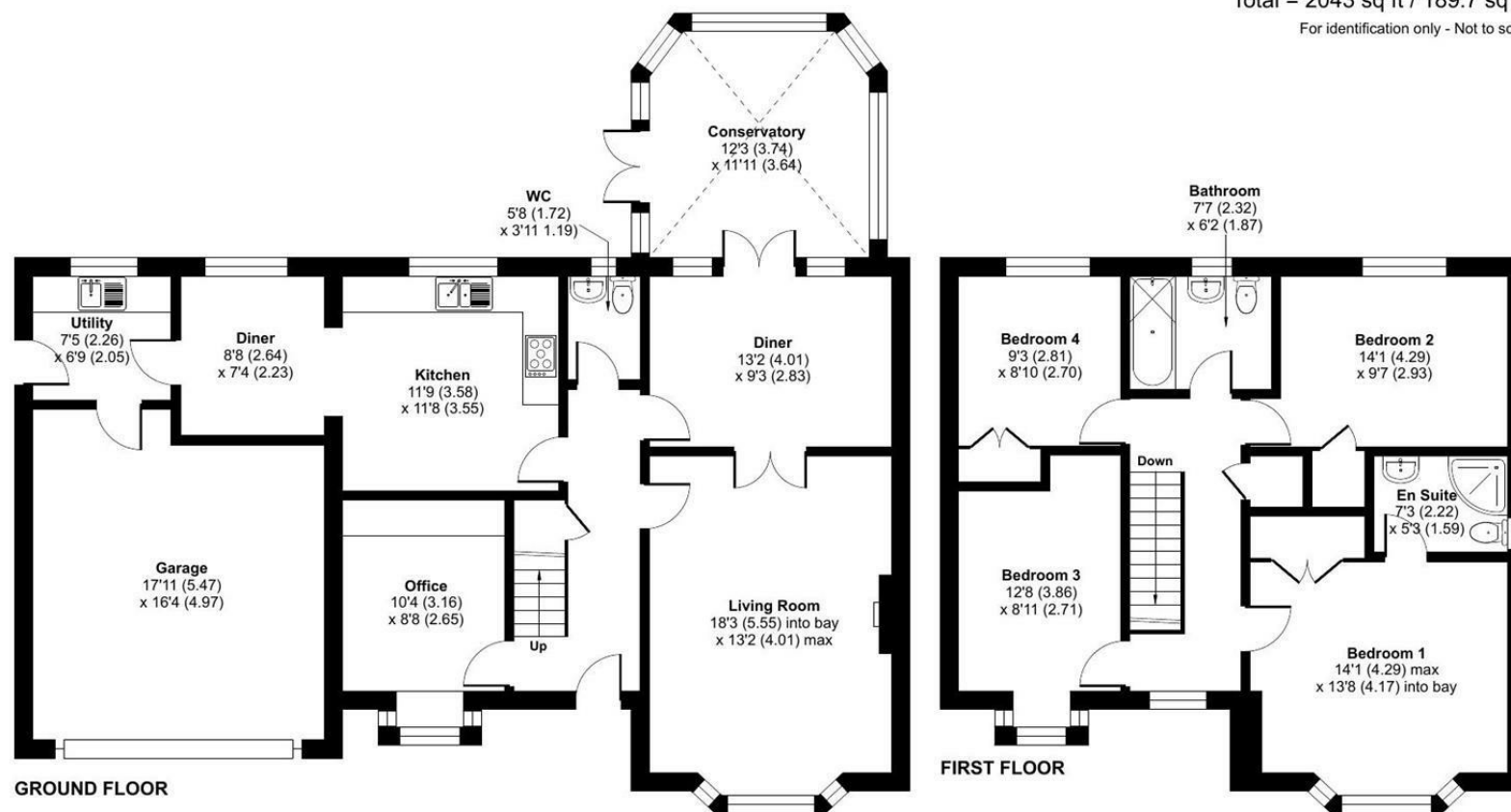
Lansdowne Crescent, Derry Hill, Calne, SN11

Approximate Area = 1775 sq ft / 164.9 sq m

Garage = 268 sq ft / 24.8 sq m

Total = 2043 sq ft / 189.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2026. Produced for Strakers. REF: 1508804

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