



📍 Flat 8, Oak Leaf Court Church Road, Derry Hill, SN11 9NN

🏠 £275,000

A spacious one bedroom bungalow, with private entrance and garden area, and allocated off-road parking, offering 820 sq ft of stunning high-specification accommodation, making up part of the newly converted complex of luxury flats in Oak Leaf Court, Derry Hill.

- Newly Converted Complex of Luxury Flats
- Highest Specification Throughout
- One Bedroom, Leasehold Bungalow
- Private Entrance & Private Garden Area
- Open-Plan Kitchen / Sitting / Dining Space
- Fully-Integrated Kitchen with Breakfast Bar
- Large Double Bedroom, Exceptional Shower Room
- Allocated Off-Road Parking & Guest Parking
- 10 Year Structural Warranty
- Bowood House & Gardens Membership for 1 Year

🏠 Leasehold

🏠 EPC Rating



An exceptional one-bedroom bungalow extending to approximately 820 sq ft of beautifully curated, high-specification accommodation, set within Oak Leaf Court — an exclusive newly converted development in the desirable village of Derry Hill.

Flat 8 is accessed via a private west-facing entrance, the apartment opens into an impressive open-plan kitchen and living space designed for both comfort and style. A bespoke media wall forms a striking focal point, complemented by a Dimplex Ignite Ultra electric fireplace with Optiflame technology, creating an elegant yet inviting atmosphere.

The designer kitchen is fully fitted and centred around a stylish breakfast bar, featuring a full suite of integrated appliances including hob, oven, fridge/freezer, dishwasher, and washing machine, alongside a separate utility area for added practicality.

The bathroom is finished to an impeccable standard, showcasing Porcelanosa tiling, a contemporary shower enclosure, and a sleek 600mm vanity unit with wash basin.

Further benefits include a private garden area, allocated off-road parking, and the reassurance of a 10-year structural warranty. The property is also offered with a one-year membership to Bowood House & Gardens, enhancing the lifestyle proposition of this truly distinguished home.

#### **Situation**

Oak Leaf Court, is a collection of luxury flats, within a newly converted complex, in the charming Wiltshire village of Derry Hill, comprising of 9 beautiful one bedroom homes with spacious open plan living, parking & garden space. Priced individually based on size & design starting from £235,000, and available for you to move into March 2026. Derry Hill itself offers a primary school, post office / village shop, church and public house. Bowood House and Gardens together with the newly opened Hotel Spa and Golf course are situated nearby. There is a more comprehensive range of amenities available in nearby Chippenham to include 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.

#### **Property Information**

Council Tax Band: TBC

Leasehold: 999 year lease (999 years remaining). Annual Service Charge £1200.00 per annum. Ground rent is approximately £0.00.

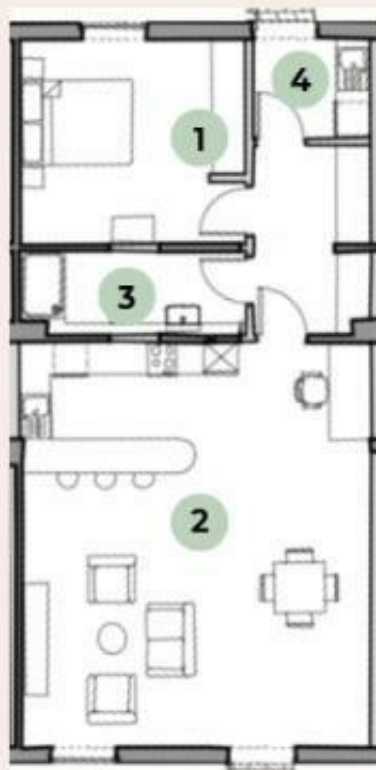
Mains Gas, Electricity, Water & Drainage

Gas Fired Central Heating

EPC Rating; C



# FLAT EIGHT



**Total: 820sqft / 76.2sqm**  
**Room Dimensions (mm)**

1. Bedroom	3977 x 3611
2. Kitchen / Living Room	7219 x 6248
3. Bathroom	3913 x 1444
4. Utility / Hallway	5270 x 2201

Note: CGI Images & Floorplan are for illustrative purposes, all dimensions shown are approximate  
Properties may also be a mirror image of layout shown

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