



📍 Flat 5, Oak Leaf Court Church Road, Derry Hill, SN11 9NN

💷 £250,000

A spacious one bedroom ground floor flat with private back door and allocated off-road parking, offering 735 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, Ground Floor Flat
- Private Back Door & Access to Garden Area's
- Open-Plan Kitchen / Sitting / Dining Space with Fully-Integrated Kitchen
- Large Double Bedroom, Exceptional Shower Room
- Utility & Study Area's
- Allocated Off-Road Parking & Guest Parking
- 10 Year Structural Warranty
- Bowood House & Gardens Membership for 1 Year
- Perfect First Time Purchase or Investment Opportunity

🏠 Leasehold

🏠 EPC Rating



An exceptional one-bedroom ground-floor apartment extending to approximately 735 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. With it's own private rear door, Flat 5 benefits from it's own individual access into the garden area's.

Flat 5 is accessed via a communal block entrance, the apartment opens into an entrance hall with an impressive open-plan kitchen and living space designed for both comfort and style, off. 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, featuring a full suite of integrated appliances including hob, oven, fridge/freezer, dishwasher, and washing machine.

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

The hallway benefits from a utility area and study area, wonderful added extra's to what is already a stunning flat.

Further benefits include 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.

For further information please visit <https://oakleafcourt.com/>

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 £215,000, and available for you to move into May 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

PLEASE NOTE: The Images shown are from the show home - Layouts / Design are subject to change depending on the flat.

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 FIVE



Room Dimensions (mm)

1. Bedroom	3689 x 3646
2. Kitchen / Living Room	6710 x 3332
3. Bathroom	2900 x 1700
4. Utility / Hallway	7318 x 1164

Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.