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40 Studley Gardens, Studley, Calne, SN11 9FR

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Offers In Excess Of £500,000

An immaculately presented four bedroom detached home, set within an exclusive development on the edge of sought-after Studley, with Derry Hill village, local amenities, primary school and the beautiful Bowood Estate all within easy reach.

- Beautifully Presented
- Detached Family Home
- Village Location
- Four Bedrooms
- Three Reception Rooms
- Enclosed Rear Garden
- Double Garage & Off Street Parking
- Principal Bedroom with En-Suite & Dressing Area
- Guest Bedroom with En-Suite
- Walking Distance of Village Amenities & Primary School

Freehold

EPC Rating B









A beautifully presented four-bedroom detached home, ideally positioned within a small, exclusive development on the edge of the sought-after village of Studley, and just a short walk from Derry Hill village with local amenities, Primary School and Lord Lansdowne's Bowood Estate.

The spacious and well-planned accommodation includes a welcoming reception hall, a generous kitchen/breakfast room with a range of quality fitted units, integrated appliances, French doors to the garden, and ample space for a family dining table. The light-filled sitting room also enjoys French doors opening to the rear garden, while a separate dining room, study, and guest cloakroom complete the ground floor.

Upstairs, the master bedroom features a dressing area and a stylish en-suite shower room. A second double bedroom benefits from its own en-suite, with two further good-sized bedrooms and a well-appointed family bathroom.

Outside, the property offers a delightful west-facing rear garden with patio and lawn—perfect for relaxing or entertaining. A detached double garage and double-width driveway provide excellent off-road parking.

Situation
Situated within the charming hamlet of Studley, this property enjoys an enviable position between the towns of Calne and Chippenham—the latter offering a mainline railway station, (mainline to London-Paddington in 65 mins). There is also easy access to the M4 motorway at Junctions 16 and 17, providing excellent road links to Bath, Bristol, Swindon, and London. The nearby village of Derry Hill offers a range of local amenities including a welcoming public house, village shop/post office, church, active village hall, and a well-regarded Ofsted-rated Primary School.

Council Tax Band ; F

Freehold

Mains Electricity, Water & Drainage

Gas Fired Central Heating

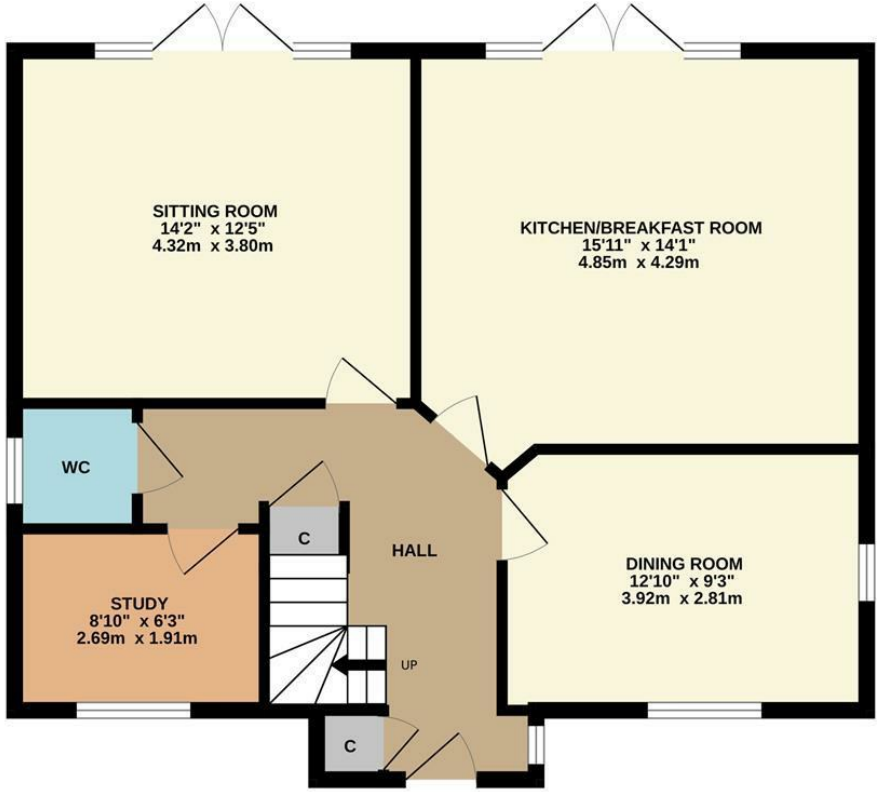
EPC Rating; B



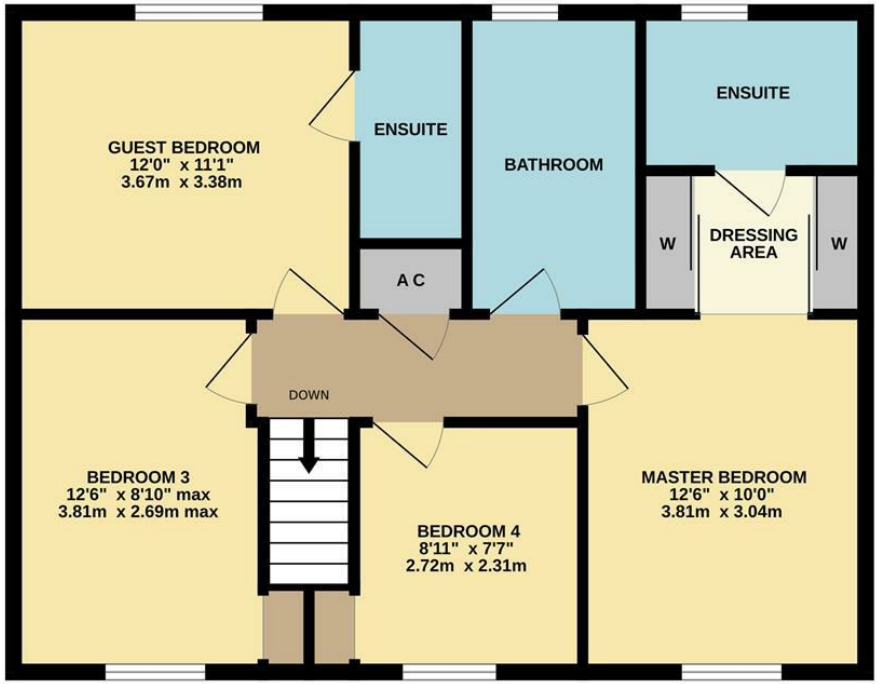




GROUND FLOOR
720 sq.ft. (66.9 sq.m.) approx.



FIRST FLOOR
701 sq.ft. (65.1 sq.m.) approx.



TOTAL FLOOR AREA : 1420 sq.ft. (131.9 sq.m.) approx.

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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