



📍 43 Studley Gardens, Studley, Calne, SN11 9FR

🏠 Price Guide £489,500

A stunning four-bedroom detached home enjoying open views across an attractive green space, located within a highly regarded residential development on the edge of Lord Lansdown's Bowood Estate.

- Stunning Detached Family Home With Open Views Across an Attractive Green Space
- Approximately 1,500 sq. ft of Well-Designed Living Accommodation
- Four Well-Proportioned Double Bedrooms
- Principal Bedroom With Built-In Wardrobes and Stylish En-Suite Bathroom
- Large Dining Kitchen Perfect for Family Meals and Social Gatherings
- Enclosed Rear Garden
- Driveway Parking and Single Garage
- Set in a Desirable Location Overlooking Open Green Space
- Good Commuter Links
- Walking Distance of Local Amenities including a Primary School

🏡 Freehold

🏠 EPC Rating B



This stunning four bedroom detached home offers an exceptional living experience, enjoying open views across an attractive green space situated within a popular residential development on the edge of Lord Lansdown's Bowood Estate.

Extending to approximately 1,500 sq. ft, the property provides generous and well-designed accommodation throughout. The ground floor features a spacious living room, ideal for both relaxation and entertaining, alongside a large dining kitchen that offers ample space for family meals and social gatherings. A separate utility room adds valuable practicality and storage.

Upstairs, the property boasts four well-proportioned bedrooms, making it perfectly suited to families or those requiring flexible living space. The principal bedroom benefits from built-in wardrobes and a stylish en-suite bathroom, adding both comfort and convenience.

Externally, the enclosed rear garden creates a private outdoor retreat, ideal for children, pets, or alfresco dining. Further benefits include driveway parking and a single garage, providing secure storage and ease of access.

Set in a desirable and peaceful location, this impressive home combines space, quality, and style—an ideal choice for modern family living.

#### **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.

#### **Property Information**

Council Tax Band ; E

Freehold

Mains Electricity, Water & Drainage

Gas Fired Central Heating

EPC Rating; B



# Studley Gardens, Studley, Calne, SN11

Approximate Area = 1352 sq ft / 125.6 sq m

Garage = 197 sq ft / 18.3 sq m

Total = 1549 sq ft / 143.9 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). © nitchecom 2026. Produced for Strakers. REF: 1405193

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