



Old Road, Studley, Calne, SN11 9NF

Calne

Guide Price  
**£290,000**

**Bedrooms: 2 | Bathrooms: 1 | Receptions: 1**

**Offered for sale with no onward chain!**

Atwell Martin are delighted to present this charming two-bedroom semi-detached cottage, situated in the sought-after village of Derry Hill.

The accommodation comprises an entrance porch, a light and airy living room featuring a characterful fireplace, a kitchen/dining room with exposed beams, and a bathroom on the ground floor.

Upstairs, the property offers a generous double bedroom with fitted cupboards and wardrobes, along with bedroom two, a good-sized single room that also benefits from a built-in storage cupboard.

Externally, the property features an enclosed front garden, mainly laid to lawn. To the side of the property there is a detached carport with a useful storage room to the rear, as well as a further enclosed garden, also mainly laid to lawn, which backs onto the attractive Bowood fields.

If you are looking for a property full of character and charm, set within a village location and benefiting from parking and useful storage facilities, this could be the perfect home for you.

**Situation -**

66 Old Road is located down Studley Lane of Derry Hill.

Derry Hill has grown out of the ancient settlement of Studley which dates back to Roman Times. In the 18th century, there were several small settlements which were originally built to provide houses for the Bowood Estate workers. Today the village offers residents a fantastic setting to call home which includes; a beautiful village church, highly respected primary school, village shop with post office, local Inns and village hall to mention just a few. Excellently positioned for commuters, Chippenhams' train station & motorway junction 17 are within approximately 7 miles, and the larger centres of Swindon, historical City of Bath and Bristol are also within easy commute.

There is good access to Bristol, Bath and Swindon thanks to the A4 and M4 and in the nearby town of Chippenham there is an excellent mainline service to London for commuters.

**Viewings** - Strictly by appointment with the sole selling agents Atwell Martin call or e-mail us today to confirm your appointment | 13 High Street, Calne, Wiltshire, SN11 0BS

**Utilities/Services** - Mains Electric, Water & Drainage, Gas Central Heating

**Wiltshire Council Tax** - Band C

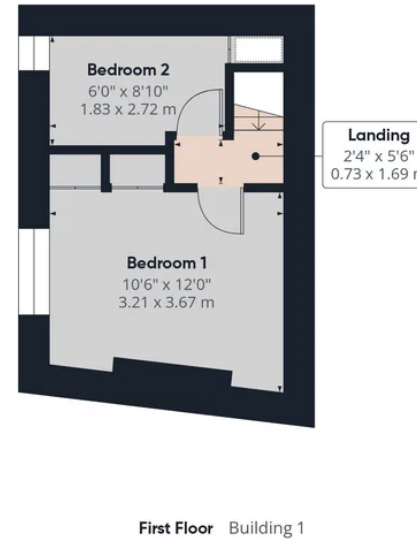
**Tenure** - Freehold



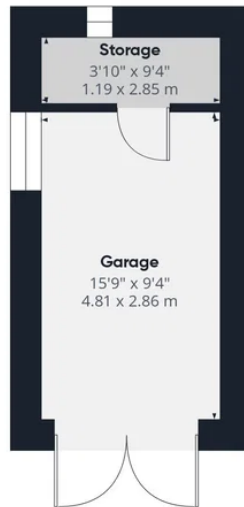




Ground Floor Building 1



First Floor Building 1



Ground Floor Building 2

**Approximate total area<sup>(1)</sup>**  
741 ft<sup>2</sup>  
68.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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