



📍 7 Norley Lane, Studley, Calne, SN11 9LS

🔗 Offers In Excess Of £350,000

With countryside views to the front and rear, this fantastic three bedroom semi-detached house, which has been stylishly improved by the current owners, and benefits from ample off-road parking, is superbly positioned within the highly sought after hamlet of Studley.

- Double Fronted Semi-Detached House
- Countryside Views to Front & Rear
- Three Bedrooms
- Upgraded Kitchen / Dining Room, with Utility / Garden Room off
- Stylish Family Bathroom
- Gardens to Front & Rear
- Off-Road Parking
- Popular Hamlet, Easy Access to Calne & Chippenham
- Elevated Position, Stunning Views

🏡 Freehold

🏠 EPC Rating D



A well-presented, and much-improved, three bedroom semi-detached home, situated in the highly sought-after hamlet of Studley, enjoying a superbly elevated position with attractive countryside views. The property offers well-proportioned accommodation throughout, making it an ideal purchase for first time buyers and downsizers alike.

The accommodation is arranged over two levels, and briefly comprises; entrance porch leading into a central entrance hallway, sitting room with ornamental fire place and dual-aspect windows providing plenty of natural light, open-plan front to back kitchen / dining room, offers an excellent space for entertaining, with the utility / garden room off, providing additional storage and practical space for appliances, with access to the rear garden.

To the first floor, the landing leads to three bedrooms, the principal bedroom benefits from a fitted double wardrobe and airing cupboard, while the second bedroom also features a fitted wardrobe and loft access with ladder, and finally the upgraded bathroom serves all three bedrooms.

Externally, the property enjoys a fully enclosed front garden laid to lawn, offering attractive countryside views. The rear garden is also enclosed and mainly laid to lawn with a seating area and a large garden shed, creating an ideal outdoor space for relaxing or entertaining.

To the side and front of the property there is off-road parking for multiple vehicles, including a brick-paved area and additional gravelled parking.

**Situation**

The property sits in the hamlet of Studley which is conveniently situated between the towns of Chippenham and Calne. The neighbouring village of Derry Hill offers a number of amenities including a primary school, post office/ shop, church and public house. Bowood House and Gardens, and Bowood Golf Club are situated nearby and a more comprehensive range of amenities are available in nearby Chippenham to include mainline railway station (London-Paddington: 65 mins) and the M4 motorway at Junction 17 offers excellent motor commuting to the major centres of Bath, Bristol, Swindon and London.

**Property Information**

Council Tax Band: C

Freehold

Mains Electricity, Water & Drainage

Gas Fired Central Heating

EPC Rating: D



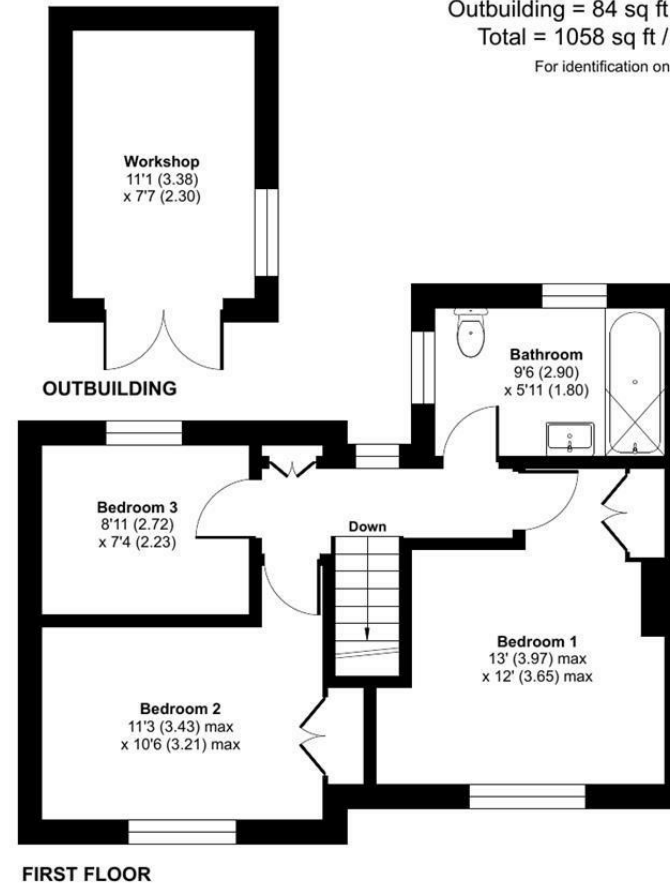
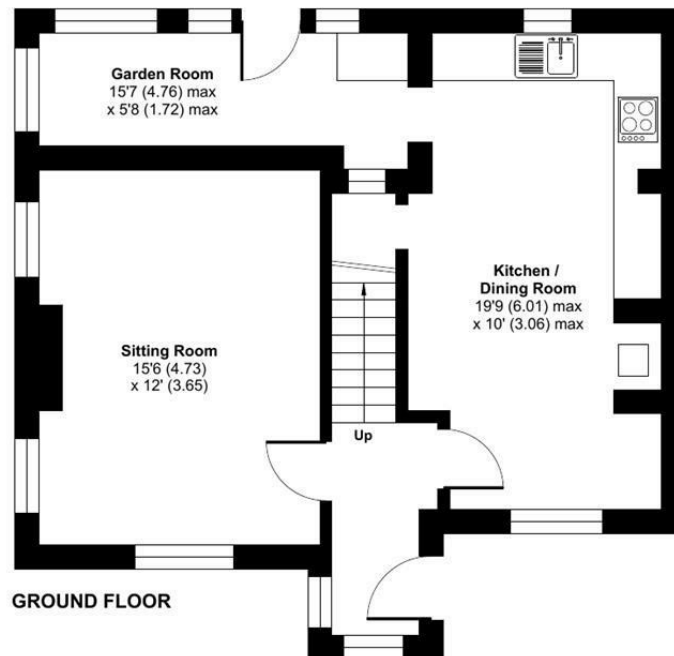
## Norley Lane, Studley, Calne, SN11

Approximate Area = 974 sq ft / 90.4 sq m

Outbuilding = 84 sq ft / 7.8 sq m

Total = 1058 sq ft / 98.2 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: 1433037

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