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Redwing House Church Road, Derry Hill, Calne, SN11 9NR

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£995,000

OPEN DAY on Saturday 14th November from 11am onwards. Please kindly contact our Strakers, Chippenham Team on 01249 652717 or Please contact chippenham@strakers.co.uk to book your viewing slot.

- Award-Winning Calibre Homes Development of Only 2 Houses
- High-Specification, New Build, Detached Family Home with Five Good Sized Bedrooms
- Stunning, Open Plan Kitchen / Dining / Family Room
- Fully Fitted Bespoke Kitchen, Equipped with Solid Quartz Worktops
- Two En-Suites & Family Bathroom, Beautifully Appointed
- Underfloor Heating on Ground Level
- Eco-Friendly - Solar Panels & Electric Car Charging Point (Expected EPC A Rating)
- Good Sized Rear Garden
- Integral Single Garage & Ample Driveway Parking
- Currently Available Off-Plan

Freehold

EPC Rating









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A small, bespoke development of two exclusive, eco-friendly, executive detached family homes, superbly positioned within the highly desirable village of Derry Hill, which is located between the market towns of Chippenham and Calne. These magnificent homes have been created by the local, and award-winning Calibre Homes, and are both carefully and cleverly designed, and built with exceptional quality to accommodate the demands of modern family living.

Redwing House is positioned to the right of the two properties, and features accommodation comprising: entrance hall, cloakroom, sitting room, study / play room, show-stopping kitchen / dining / family room - the kitchen is bespoke and fully fitted, benefitting from solid quartz worktops. There is a utility room perfectly matching the kitchen's style, with internal access to the garage. The entirety of the ground floor benefits from underfloor heating, ensuring comfort especially throughout the colder seasons.

To the first level are the five bedrooms and family bathroom. The principal bedroom and main guest room both benefit from an en-suite shower room, whilst the principal bedroom also offers a walk-in wardrobe. The three additional bedrooms share the well-appointed family bathroom with separate shower.

Externally, there is a well-proportioned garden with sandstone patios and the remaining area being laid to lawn, north-westerly facing garden to the rear, an integral single garage and off-road parking for three vehicles, to the front.

Further benefits include solar panels, and electric car charging point (Expected EPC A Rating)

Situation
Built by the award-winning Calibre Homes, this executive development of only 2 homes, is positioned within the very popular village of Derry Hill, which offers a primary school, post office/ village shop (newly rebuilt), church and public house. Bowood House and Gardens together with the 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
- Freehold
- Council Tax Band; TBC
- EPC Rating; TBC
- Mains Electricity, Water & Drainage
- Air Source Heat Pump

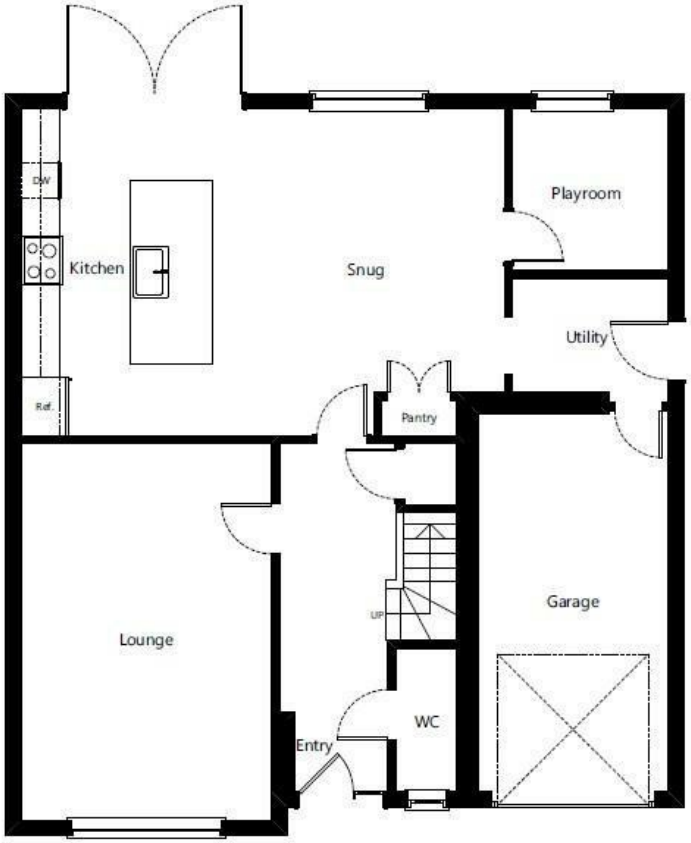
Specification List
- KITCHEN · Solid quartz worktop and upstand, Ceramic sink with stainless steel Quooker hot tap, Integrated full height fridge and freezer, Integrated dishwasher, Induction hob Double oven & combination oven, wine fridge.
- UTILITY- Colour and style to follow kitchen cabinetry, Solid quartz worktop and upstand, Stainless steel hand wash sink & mixer tap, Housing for washing machine & tumble dryer.
- BATHROOMS - All fixtures in chrome finish, Stone resin basins, Fully tiled floor, Porcelain wall tiles, Free standing bath in main bathroom, Thermostatic bath, shower mixer and taps, Shaver socket, Heated towel radiators, Concealed cistern toilet, Soft close toilet seat.
- LIGHTING - Ceiling downlights to all bathrooms and kitchen / utility. Pendant lighting to living room, hallways and bedrooms.
- HEATING - Air Source Heat Pump (ASHP) (Sited Externally), Underfloor heating to ground floor, Radiators on 1st floor.
- ELECTRICS - terrestrial aerial fitted to loft. CAT5 data points to all living and bedrooms, Brushed chrome sockets & switches. Smart heating controls. Exterior light to porch and rear of property, Fibre Broadband to the property, Solar Panels, POD Electric Car Charger
- INTERIOR- Double glazed factory finished painted windows & external doors, Oak finish tongue & groove internal doors with brushed stainless steel





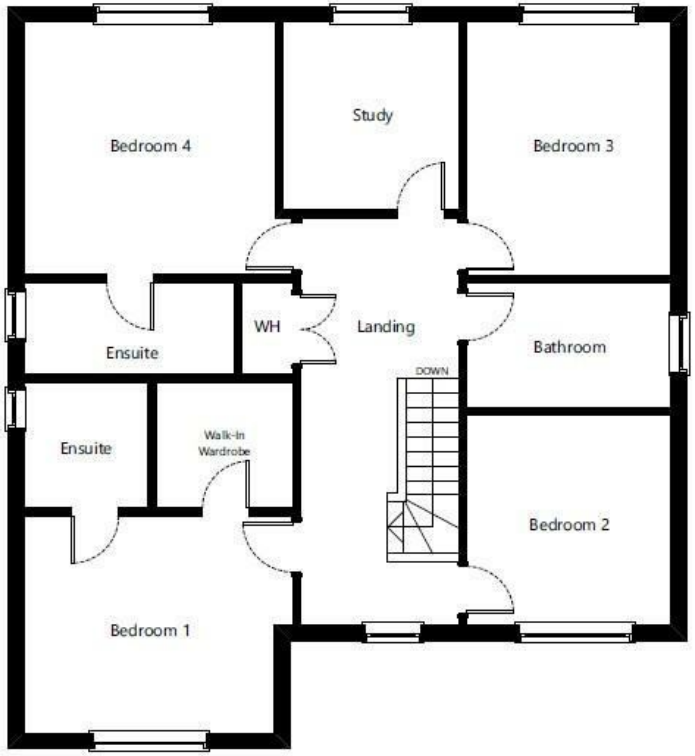


Redwing House



Kitchen, Dining & Snug 7.7m x 5.2m
Lounge 4m x 6m
Playroom 2.5m x 2.6m
Utility 2.5m x 1.8m
WC 1m x 2.3m
Garage 3m x 6m

*All measurements are approximate



Bedroom One 4m x 3.5m
Bedroom One Ensuite 1.8m x 2m
Bedroom One Walk in Wardrobe 2.2m x 2m
Bedroom Two 3.3m x 3.4m
Bedroom Three 3.3m x 4m
Bedroom Four 4m x 4m
Study 2.9m x 3m
Bathroom 3.3m x 2m

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 firms 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.

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