



📍 Maple House Studley Lane, Studley, Calne, SN11 9NQ

💷 £850,000

Occupying the most spectacular (circa) 0.6 acre plot, Maple House is an individual four bedroom detached bungalow, offering circa 2200 sq ft of versatile accommodation, large, mature wrap-around gardens, double garage and large driveway, superbly positioned in the sought after village of Studley.

- Individual Four Double Bedroom Detached Bungalow
- Stunning Circa 0.6 Acre Plot
- 2200 sq ft of Modern & Versatile Accommodation
- Principal Bedroom with En-Suite Shower Room & Fitted Wardrobes
- Modern Fitted Kitchen with Island
- Sitting Room, Dining Room & Garden Room
- Cloakroom, Family Bathroom & Utility Room
- Large, Beautifully Maintained Wrap-Around Gardens
- Double Garage & Generous Electric Gated Driveway
- Popular Village - Walking Distance to School, Shop & Pub

🏡 Freehold

🏠 EPC Rating E



Maple House is an individual four bedroom detached bungalow, superbly positioned within the popular village of Studley, walking distance from Derry Hill school, both the village shop and pub, and Bowood House and Gardens, whilst only a short drive from the commuter town of Chippenham. Occupying a stunning (circa) 0.6 acre level plot, and offering 2200 sq ft of modern and versatile accommodation, homes of Maple House's calibre are sparsely available. The current owners have made significant and tasteful improvements throughout their ownership, creating an exceptional home that is ready for the next lucky owner.

Internally the accommodation is arranged over a single-level, and briefly comprises; entrance porch, entrance hall, large bay-fronted sitting room with decorative electric fireplace, lovely garden room to the rear, dining room, modern fitted kitchen with island and breakfast bar, utility room, cloakroom / boot room, four double bedrooms, including the principal bedroom with fitted wardrobes and stylish en-suite shower room. The remaining three bedrooms also benefit from fitted wardrobes, with the main guest room also benefitting from a guest sink unit. Finally the well-appointed family bathroom with P-bath and shower over.

Externally the property occupies the most wonderful plot, with generous, established and beautifully maintained wrap-around gardens to the front, side and rear. The property is exceptionally private from all aspects. Accessed via an electric gated entrance, there is a large gravel driveway to the front, suitable for a host of vehicles, and a double garage with additional store to the side.

Situation

Maple House is situated within the hamlet of Studley, on the very cusp of the sought after village of Derry Hill. Derry Hill offers a primary school, post office/village shop, church and public house. Bowood House and Gardens together with the newly opened 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: 65 mins) and the M4 motorway at Junctions 16 & 17 offers excellent motor commuting to the major centres of Bath, Bristol, Swindon and London.

Property Information

Council Tax Band: G

Freehold

Mains Electricity, Water & Drainage

Oil Central Heating

EPC Rating: E



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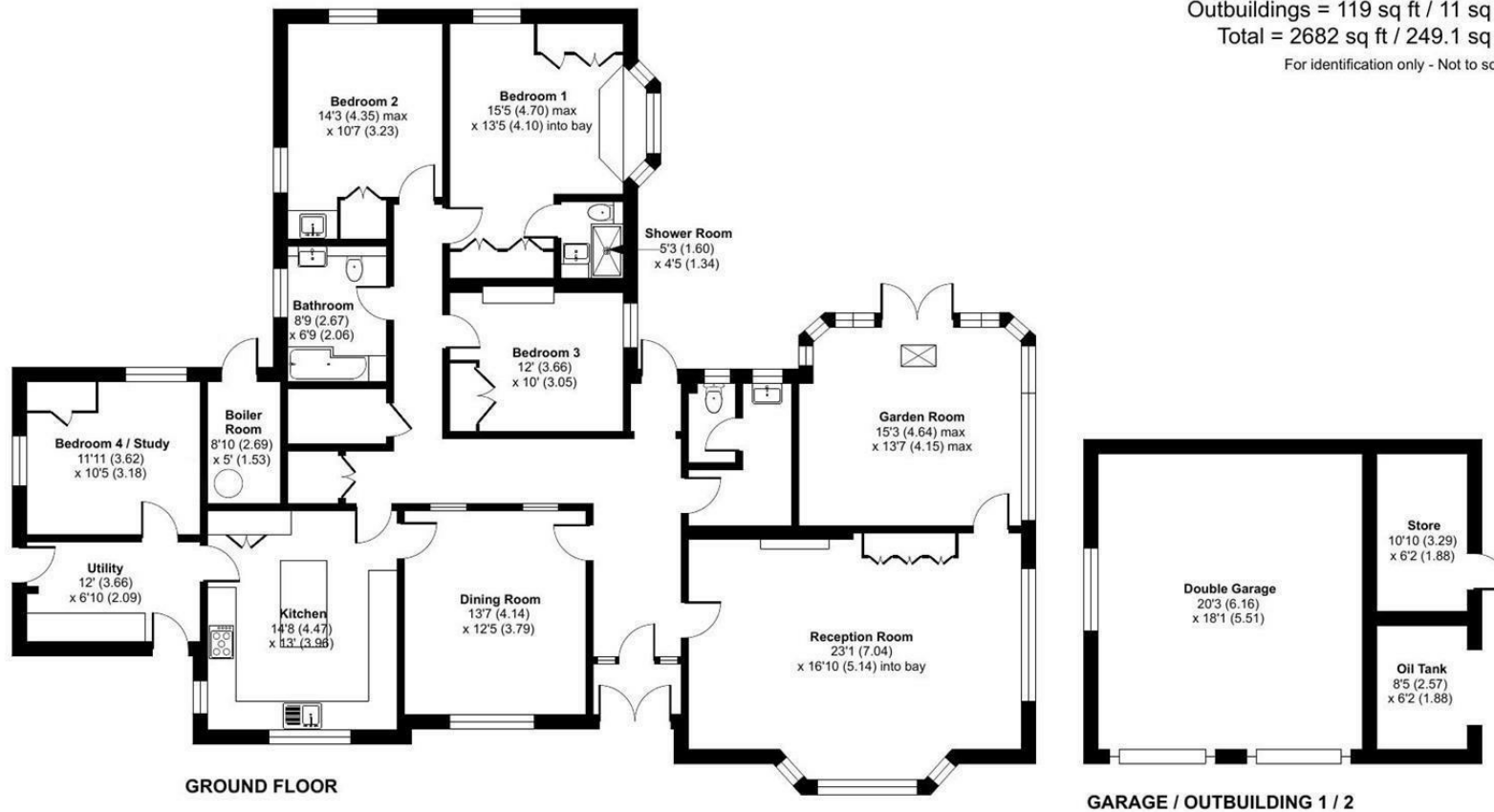
Approximate Area = 2198 sq ft / 204.2 sq m

Garage = 365 sq ft / 33.9 sq m

Outbuildings = 119 sq ft / 11 sq m

Total = 2682 sq ft / 249.1 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). © nichecom 2026. Produced for Strakers. REF: 1511328

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