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17 Petty Lane, Derry Hill, Calne, SN11 9QY

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17 Petty Lane, Derry Hill, Calne, SN11 9QY

£575,000

An executive five bedroom detached family home, offering extended and beautifully presented accommodation that is spacious and versatile, benefitting from an enclosed, private rear garden, double garage and driveway; superbly positioned is a small cul-de-sac within the highly sought after village of Derry Hill.

- Five Bedroom Detached Family Home
- Extended, Reconfigured & Sympathetically Improved
- Spacious & Versatile Living Arrangements
- Stylish Kitchen / Breakfast Room
- Sitting Room, Snug / Study & Conservatory
- Substantial Prinicipal Bedroom with Fitted Wardrobes & Modern En-Suite Shower Room
- Contemporary Family Bathrom
- Private, Enclosed Rear Garden with Summer House / Home Office
- Double Garage & Driveway Parking
- Small Cul-Se-Sac, Sought After Derry Hill - Close to Village Shop, School & Pub

Freehold

EPC Rating D









An extended five bedroom detached family home, superbly positioned in a small cul-de-sac within the highly sought after village of Derry Hill, walking distance from the village school, shop and pub. The property has been been cleverly reconfigured and sympathetically improved by the current owners, creating a contemprary and highly versatile home, perfect for modern family life.

The accommodation is arranged over three levels, and briefly comprises; entrance hall with cloakroom off, large sitting room with central fireplace, beautifully appointed kitchen / breakfast room opening through into the conservatory / dining area, and finally a snug / study. To the first floor are three bedrooms, including the impressive dual-aspect principal bedroom with fitted wardrobes and en-suite shower room, and the family the contemporary family bathroom with shower over. To the top floor are two further double bedrooms, both benefitting from velux windows and fitted wardrobes.

Externally the rear garden is nicely proportioned, private and fully enclosed, laid predominantly to lawn, with lovely decked and patio seating areas. There is a fantastic summer house, which would make the perfect home office for those who work from home. Additionally there is a detached double garage, and driveway parking for multiple vehicles infront.

Situation
Petty Lane is situated just off Church Road which is in the heart of the village of Derry Hill. The village has 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: F

Freehold

Mains Electricity, Gas, Water And Drainage

Gas Fired Central Heating

EPC Rating: D

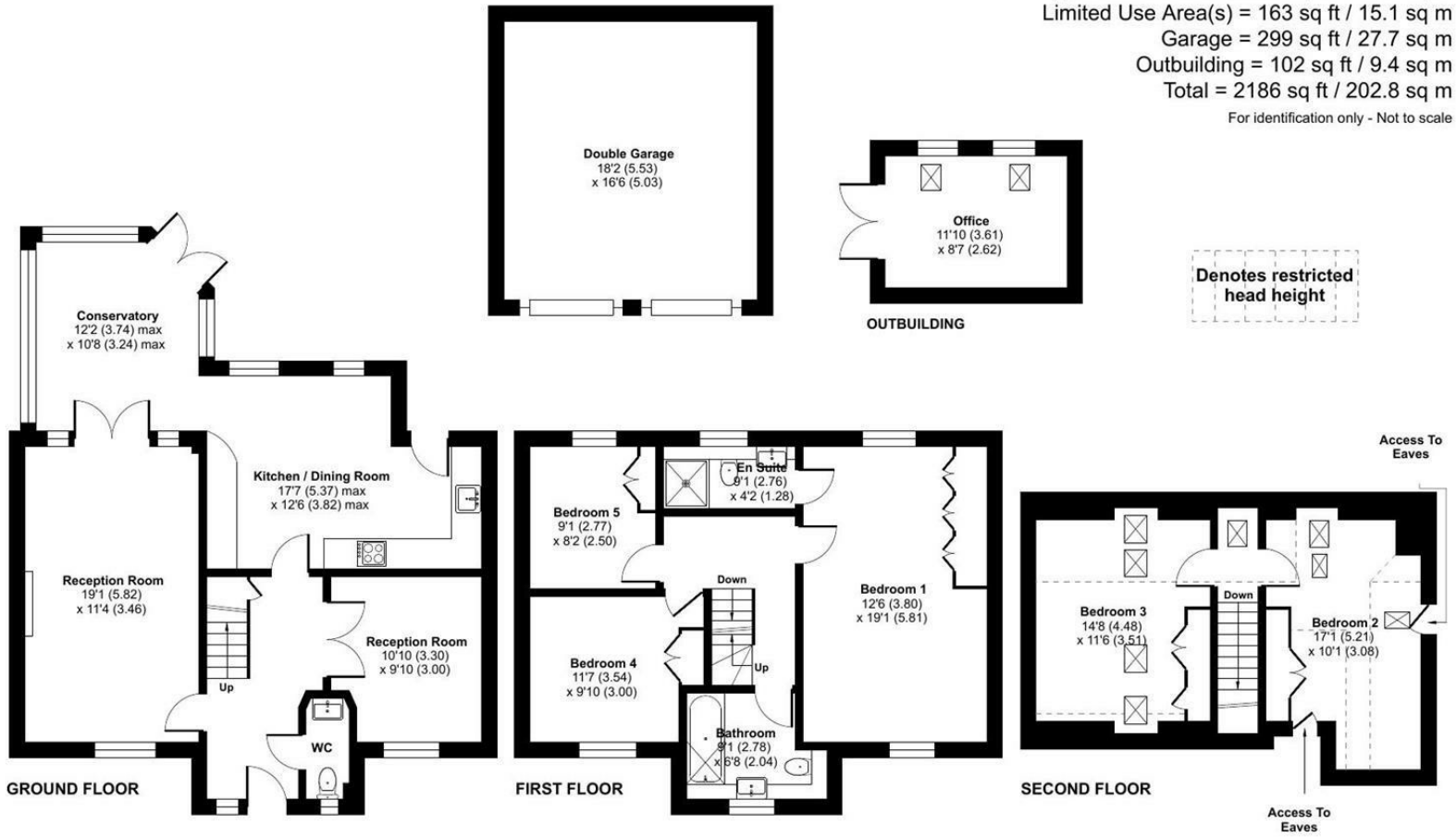






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Approximate Area = 1622 sq ft / 150.6 sq m
Limited Use Area(s) = 163 sq ft / 15.1 sq m
Garage = 299 sq ft / 27.7 sq m
Outbuilding = 102 sq ft / 9.4 sq m
Total = 2186 sq ft / 202.8 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Strakers. REF: 1512278

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