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Willow Cottage Old Road, Studley, Calne, SN11 9NF

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Price Guide £475,000

Dating back to the 1850s, Willow Cottage is a beautiful three-bedroom, four-reception room, two-bathroom semi-detached cottage that has been thoughtfully extended to provide spacious and versatile accommodation, combining charming period features with the comforts of modern-day living.

- Charming Semi-Detached Cottage
- Originally Dating Back to the 1850's
- Extended & Improved
- Three Bedrooms, the Principle Bedroom with En-Suite
- Four Reception Rooms
- Modern Fitted Kitchen
- Private Gardens to Front & Rear
- Double Garage & Driveway Parking
- Popular Village Location
- Walking Distance from the Bowood Estate, Village Shop, Primary School & Pub

Freehold

EPC Rating D

Willow Cottage is a charming three bedroom semi-detached home, believed to date back to the 1850s, superbly positioned in the highly sought-after semi-rural village of Studley. Over the years, the property has been thoughtfully extended and enhanced to create a spacious and versatile family home that beautifully combines period character with modern-day living.

The well-presented accommodation is arranged over two floors and briefly comprises an entrance hall, a delightful bay-fronted sitting room with a wood-burning stove, a dining room with stairs rising to the first floor, a family room, a well-equipped kitchen, and a large conservatory with doors opening onto the rear garden. The ground floor also benefits from a utility room and cloakroom.

To the first floor are three generously sized bedrooms, including a principal bedroom with en-suite shower room, together with a beautifully appointed family bathroom featuring a freestanding bath and separate shower enclosure.

Occupying a central position within its plot, Willow Cottage enjoys attractive gardens to both the front and rear, offering a good degree of privacy and seclusion. To the front of the property is a detached double garage with additional driveway parking.

This delightful period home offers an excellent opportunity to enjoy village living in a characterful property with flexible accommodation and attractive outdoor space.

Situation
The property sits between the village of Derry Hill and hamlet of Studley which are conveniently situated between the towns of Chippenham and Calne. There is good access to the M4 motorway at either Junction 16 or 17 bringing the major centres of Bristol, Swindon and London within easy reach, and there is a mainline railway station at Chippenham (London-Paddington). The village of Derry Hill has a good range of amenities to include a post office/stores, a church, a public house, a village hall and a highly regarded primary school as well as the Bowood Estate with its magnificent house, Golf and Country Club and Spa.

Property Information
Council Tax Band: E

Freehold

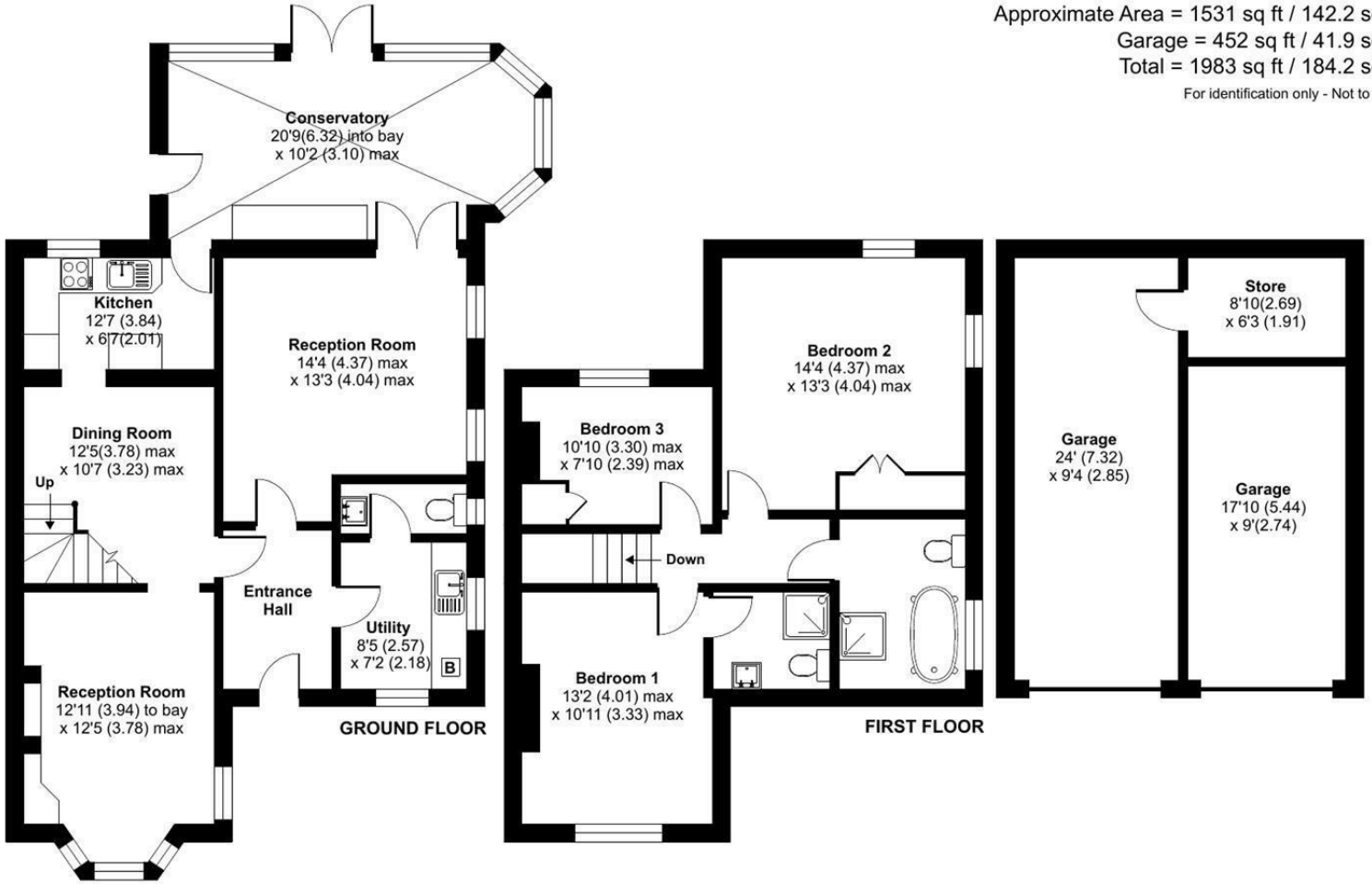
Mains Gas, Water, Electricity and Drainage

Gas Fired Central Heating

EPC Rating: D

Old Road, Studley, Calne, SN11

Approximate Area = 1531 sq ft / 142.2 sq m
Garage = 452 sq ft / 41.9 sq m
Total = 1983 sq ft / 184.2 sq m
For identification only - Not to scale



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Strakers. REF: 1166268

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