



Calne
Asking Price £699,000



A VILLAGE HOME WITH NO CHAIN & VACANT POSSESSION! A detached village home with breath taking views across countryside and taking in the Monument and White Horse at Cherhill. Placed in the village of Studley and adjacent to the village of Derry Hill. The home has multiple reception spaces that include a large dining kitchen, living room with log burner, vaulted conservatory, sun room and a utility room. There are three double bedrooms that are complemented by a shower room with double shower and a spacious four piece bathroom. The exterior gives you a large private parking area for a multitude of vehicles and there is a garage. The landscaped garden offers the glorious rural panorama and includes a number of patio areas to entertain and flat lawn for recreation. The home is centrally heated and double glazed.



LOCATION

The village of Studley is adjacent to Derry Hill and they have all the things associated with village life. There are two local hostelrys, post office shop, primary school, village hall and local church. The great bonus is that Historic Bowood House is placed here with golf course, beautiful grounds, restaurants and hotel with spa. Bowood House is also famous for the 'Discovery of Oxygen'. On the doorstep are fantastic country walks

ACCESS & AREAS CLOSE BY

Placed just off the A4 the villages are well situated for commuting. To the west is Chippenham, Bath and the M4 to Bristol. Chippenham also has the bonus of the nationally high performing secondary schools of Sheldon and Hardenhuish. There is a regular bus service that connects Chippenham to Swindon (around every 20 minutes at peak times). To the east is Calne, Royal Wootton Bassett, Marlborough and the M4 east to London. The A4 east also leads to Historic Avebury, Marlborough and Cherhill White Horse.

THE HOME

Placed in the very Heart of Studley and outlined in a little more detail as follows;

VAULTED CONSERVATORY ENTRANCE

The entrance offers many uses. Perfect as a boot room, log storage and display furniture. Door to the entrance hall. The space features a high vaulted ceiling.

ENTRANCE HALL

The hall connects to all the bedrooms, bathroom, shower room, living room and dining kitchen.

LIVING ROOM

19'8 x 19'4 | shaped (5.99m x 5.89m | shaped)

An L shaped room that has the focal point of a wood burning stove. There is space for numerous sofas and further items of sizeable furniture. There is a

wide opening to the conservatory and French doors open to the sun room.

CONSERVATORY

17'10 x 10' (5.44m x 3.05m)

This room offers outstanding views out across the garden, countryside and to both Cherhill White Horse and the Lansdowne Monument. An excellent reception space with room for sizeable items of furniture. French doors open out to extend the living space in fine weather. It also features underfloor heating.

SUN ROOM

9' x 8'8 (2.74m x 2.64m)

This room offers a handy connection between the living room and the dining kitchen. It gain offers wonderful views and is a pleasant place for a bistro table and chairs. French doors again open out onto the rear garden.

FITTED DINING KITCHEN

20'6 x 11'2 (6.25m x 3.40m)

A dual aspect room with views out over the garden and the wonderful panorama beyond. The room is organised to offer a natural space for a dining table, chairs and further furniture.

There is a selection of fitted wall and floor cabinets with granite work surfaces. There is a built-in double oven and electric hob. Space for a dish washer. Inset Butler Style sink. Access to the utility.

UTILITY ROOM

13'7 x 5'4 (4.14m x 1.63m)

There is a selection of fitted floor cabinets with work top and inset sink. Space for a washing machine and a dryer. Larder cupboards are placed at one end of the room. Space for a fridge freezer.

BEDROOM THREE/STUDY

12'7 x 8'4 (3.84m x 2.54m)

A window views out into the sun room and beyond. The room can accommodate a double bed if

required or it can be a very generous single. Alternatively the room makes an excellent office/study.

MASTER BEDROOM

15'10 x 10'11 (4.83m x 3.33m)

A window views out to the front. There is room for a super king size bed. Generous selection of fitted bedroom furniture.

BEDROOM TWO

11'3 x 8'11 (3.43m x 2.72m)

An alternative master bedroom. Built-in wardrobes. Space for a large double bed and further furniture.

SHOWER ROOM

The room features a walk-in double shower with screen. Window with privacy glass. Vanity cabinet with inset basin and water closet with concealed cistern. Tile finishes.

LARGE FOUR PIECE BATHROOM

The suite offers a corner shower cubicle, water closet, pedestal wash basin and a panel enclosed bath. Space for display furniture. Tile finishes, tile floor and a window with privacy glass.

LARGE DRIVE & PARKING

To the front of the home is a sizeable tarmac parking area. It can happily accommodate numerous vehicles of large size. The drive leads to the garage, side access and front door.

ATTACHED GARAGE

15'6 x 9' (4.72m x 2.74m)

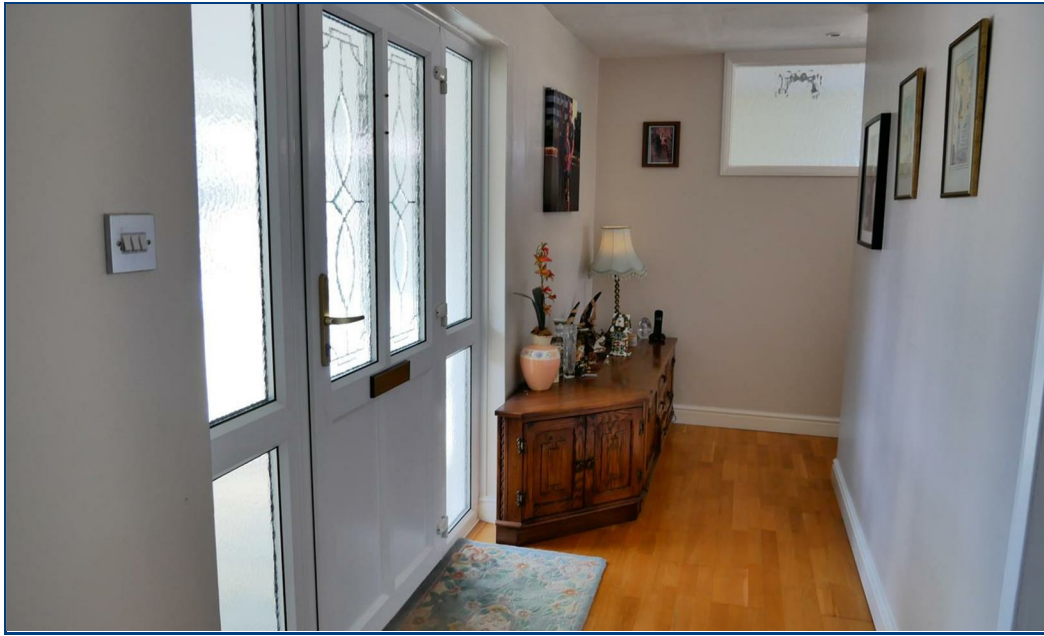
Power and light.

REAR LANDSCAPED GARDEN

the garden has the back drop of rural views and the panorama takes in the White Horse and Monument at Cherhill in the distance. There are patio areas for outside dining and entertaining. A flat lawn for recreation and future cultivation. Ornamental pond and hedging.







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Directions: For exact location and details on how to view please contact Butfield Breach on 01249 821110

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