



Studley Corner, Calne
Price Guide £550,000



Just wonderful! A garden room with high vaulted ceiling, an outside kitchen garden with panoramic views, living room with Inglenook, dining room with fireplace, country style kitchen, study, guest cloakroom and wine cellar. The first floor has three double bedrooms, bathroom, shower and a balcony off of the master bedroom taking in the views to Gloucestershire and with space for a bistro set. Outside, the side drive gives you three vehicle parking which leads to a generous garage. The gardens are organised in sections of different character. Adjacent to the home is a large patio garden with a pergola covered outside kitchen. There is a large shaped lawn for recreation with storage sheds. At the end of the garden is a lovely retreat looking out over countryside that is perfect for outside relocation and another entertaining space. Centrally heated and the bonus of Solar Panels-owned- and enjoying an advantageous tariff.



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

The property is placed in a cul de sac close to the heart of Studley village. The home is outlined in a little more detail as follows;

LIVING ROOM

15'9 x 13'10 (4.80m x 4.22m)

The room has the focal point of an Inglenook fireplace with an ornamental log burning stove. There is a wide opening to the dining room and French doors to the garden room. There are feature beams and a stone tile floor. Doors give access to the cellar and a staircase to the first floor. There is space for a number of sofas and further items of sizeable furniture. A window views out to the front.

DINING ROOM

14'6 x 9'9 (4.42m x 2.97m)

The room has a stripped wood floor and a fireplace. There is room for a large dining table, chairs and further items of dining room furniture to support. A window looks out to the front and there is access to the kitchen. Exposed beams.

KITCHEN

12'4 x 10' (3.76m x 3.05m)

A farmhouse feel with a stable door and windows offering views out over the side, the garden and countryside beyond. There is a selection of fitted wall and floor cabinets with work surfaces. Including glass fronted display in dresser style. Space has been allowed for a washing machine, dish washer

and range cooker. Tile finishes and cooker hood. Integrated fridge. Stone tile floor and exposed ceiling joists.

VAULTED GARDEN ROOM

18'3 x 9'4 plus 7'9 x 6'3 (5.56m x 2.84m plus 2.36m x 1.91m)

High vaulted ceiling and Bi-fold doors that open out onto the outside kitchen garden- expanding entertaining space in fine weather. Skylight windows and wall light points. Exposed beams and joists. There is room for a number of sofas and further furniture. Access to an inner lobby.

INNER LOBBY

Door to the guest cloakroom and study.

STUDY (OCCASIONAL BEDROOM FOUR)

7'6 x 6'1 (2.29m x 1.85m)

A window looks out onto the kitchen garden. There is space for a desk and extra office furniture. Proximity to the guest cloakroom means it can give an occasional guest or annex opportunity.

GUEST CLOAKROOM

4'6 x 4'1 (1.37m x 1.24m)

Water closet and a wash basin. Wall light point.

CELLAR

13'6 x 11'7 with a 5'3 head height (4.11m x 3.53m with a 1.60m head height)

Radiator. The space offers good storage opportunities.

FIRST FLOOR LANDING

A balustrade landing with a window offering far reaching views. Feature beam and access to the loft. Doors lead to the bedrooms and the bathroom.

MASTER BEDROOM

12'9 x 9'10 (3.89m x 3.00m)

French doors open out on to the balcony. There is a built in four door wardrobe plus a cabinet with shelving over. There is space for a double bed and extra items of furniture.

BALCONY

The balcony allows for a bistro table and chairs. Views stretch out over the Wiltshire countryside to Gloucestershire in the distance.

BEDROOM TWO

15' x 8' plus 3'5 recess (4.57m x 2.44m plus 1.04m recess)

An alternative master bedroom with a shower cubicle placed in one corner. It allows for a double bed and further bedroom furniture.

BEDROOM THREE

15' x 9'6 maximum and room not square (4.57m x 2.90m maximum and room not square)

A window offers far reaching views to the side. Ideal for twin beds and extra furniture.

BATHROOM

7' x 5' (2.13m x 1.52m)

The suite has a pedestal wash basin, water closet and a panel enclosed bath with mixer tap and shower attachment. Tile finishes and a window with privacy glass.

EXTERIOR

Outlined as follows.

SIDE DRIVE PARKING

A wide gravel drive can accommodate up to three vehicles. The drive leads to the garage and gives access to the rear garden and a stable door to the kitchen.

GARAGE

16'3 x 9'1 (4.95m x 2.77m)

Power and light.

OUTSIDE KITCHEN GARDEN

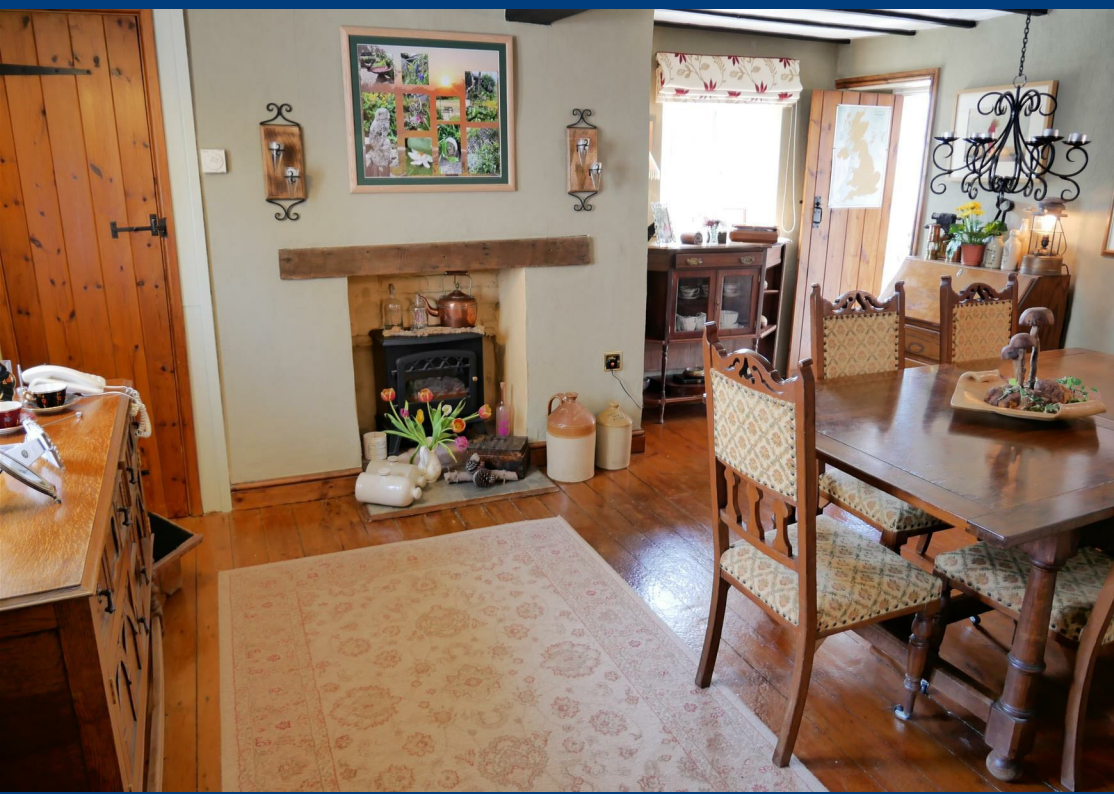
Stretching across the rear of the home arranged to offer a generous raised patio area with a view down the garden and countryside beyond. Steps lead down to the lawn garden and to one side is the outside kitchen area. The kitchen area has a vine covered pergola, trellis and fence screening. There are cabinets, work top and an oven.

LAWNED GARDEN

A long flat lawn stretches down to the end garden and is perfect for recreation and relaxation. There are well stocked shaped flower beds with ornamental trees, bushes and planting. There is the feature of a pond and there are two storage sheds.

END GARDEN RETREAT

At the end of the garden is a large patio area with views out over countryside. A perfect place to relax and take in the view. There is a raised flower bed and an arbor covered section. Another area to entertain guests with a beautiful panorama.





Lysley
Arms
100 yds



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ENGINEER
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CALNE WILTS

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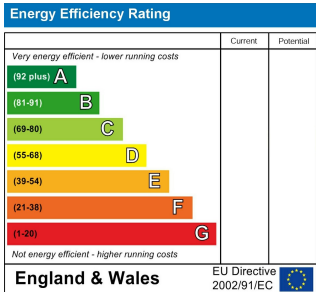
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