



**Church Road, Calne**  
**£650,000**



An extended period home believed to date around 1907 and placed close to the heart of Derry Hill Village. The home enjoys expansive ground floor living which includes a 26ft x 24ft (7.92m x 7.32m) L shaped living space and a 26ft (7.92) conservatory. These are complemented by a spacious cloakroom, hall and granite finished dining kitchen. There are five bedrooms in total with the master enjoying a generous en-suite, built-in wardrobes and a walk-in wardrobe. There is a period style four piece bathroom and a separate water closet on the upper floor also. Outside there is a very large rear garden with lawns and patios for entertaining, recreation, lounging and cultivation. There is a walled front garden and access to the garage/utility. Double glazing and gas central heating.



## DERRY HILL VILLAGE LOCATION

The village of Derry Hill has all the things associated with village life. There is a local hostelry, restaurant, 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'. The home is placed in a cul-de-sac location and backs onto the parkland of Petty Acre. Countryside is on the door step offering idyllic country walks.

## ACCESS & AREAS CLOSE BY

Placed just off the A4 the village it is well situated for commuting. To the west is Chippenham, Bath and the M4 to Bristol. To the east is Calne, Royal Wootton Bassett, Marlborough and the M4 east to London. The A4 east also leads to Historic Avebury and Cherhill White Horse. Routes south take you to Devizes, Caen Hill Locks, Salisbury and the coast.

There is a regular bus service that connects Chippenham to Swindon train stations (around every 20 minutes at peak times). Chippenham also has the bonus of the nationally high performing secondary schools of Sheldon and Hardenhuish.

## THE HOME

Outlined in a little more detail as follows;

### ENTRANCE HALL

Doors to the garage utility, guest cloakroom and the living space.

### GARAGE UTILITY

**16'08 x 8'03 (5.08m x 2.51m)**

Glazed door to the side and front up and over door. There is a generous selection of wall cabinets and store cabinets. Worktop. Plumbed for a washing machine and a dryer.

### GUEST CLOAKROOM

**8'6 x 3'10 (2.59m x 1.17m)**

A spacious cloakroom that has fitted furniture to accommodate basket storage and hooks for coat hanging. There is a water closet and a vanity cabinet with inset basin plus tile finish above.

### LIVING SPACE

**26' x 24' l shaped approx (7.92m x 7.32m l shaped approx)**

An expansive living space with stripped wood floor offering natural lounging, snug and dining areas. Outlined as follows;

### DINING AREA

**14' x 12'10 (4.27m x 3.91m)**

A door gives access to the dining kitchen and the area is open to the remainder of the living space. There is the focal point of a fireplace. The space can be used for dining or as a snug/extra reception space for sofas. Wall light points.

### LIVING AREA

**26' x 11'3 (7.92m x 3.43m)**

Windows look out into the conservatory and there is a high ceiling with

feature beams. There are skylight windows that give extra natural light. French doors open into the conservatory. At the end of the room is the feature of an Inglenook style brick fireplace with timber mantle. There is room for a number of sofas and numerous items of large furniture. Wall light points.

### FITTED DINING KITCHEN

**13' x 11' (3.96m x 3.35m)**

Two windows look out over the front garden. There is a selection of quality fitted wall and floor cabinets with under cabinet lighting and including glass fronted display. There are Quartz work surfaces including an extended bar for bar stool dining. There are two inset basins with mixer tap. Integrated dish washer. There is the feature of a 'Rangemaster' induction cooker with double oven, hood and light over. Tile floor.

### CONSERVATORY

**26' x 11' (7.92m x 3.35m)**

An expansive conservatory with windows to three sides and vaulted ceilings. The space offers a multitude of uses. French doors open out onto the garden.

### FIRST FLOOR LANDING

Doors give access to the first floor bedrooms and to the four piece main bathroom. Stairs rise to the upper floor.

### MASTER BEDROOM

**14'2 x 12'6 (4.32m x 3.81m)**

A dual aspect room with a window to the front and to the side. There is room for a super king size bed and extra items of bedroom furniture. There is a glazed French door to the walk-in wardrobe and two glazed French doors that give access to the master en-suite.

### MASTER EN-SUITE

**8'3 x 7'7 (2.51m x 2.31m)**

A spacious room with tiled walls, tiled floor and a window. Four drawer vanity cabinet with two inset basins. Dresser mirror with light. Water closet. Walk-in shower with screen, hand held and 'Raindrop' shower.

### MASTER WALK-IN WARDROBE

**7'7 x 4' (2.31m x 1.22m)**

Window. Organised to offer bespoke built-in hanging and shelving.

### BEDROOM TWO

**12' x 8'6 (3.66m x 2.59m)**

The room has the focal point of an ornate fireplace. There is room for a double bed and extra bedroom furniture. Window to the rear.

### STUDY/BEDROOM FIVE

**11'6 x 5'6 (3.51m x 1.68m)**

A window views out to the front. The room is a great space for a study or hobby room. Alternatively there is space for a single bed and extra furniture.

## FOUR PIECE BATHROOM

**11'6 x 7'9 (3.51m x 2.36m)**

The bathroom is roomy and has a real period feel. There is a free standing bath with period style mixer taps. Period style wash basin with chrome legs and towel rail. Water closet. Walk-in shower with screen and shower. Window with privacy glass. The room has timber panelling and an ornate fire surround.

## TOP FLOOR LANDING

Doors to the bedrooms and to a separate water closet.

## SEPARATE WATER CLOSET

Servicing the two top floor bedrooms, the room has an exposed beam and window. Water closet and wash basin with mirrored cabinet.

## BEDROOM THREE

**13'9 x 10'1 (4.19m x 3.07m)**

A triple aspect room with windows to the front and rear, plus a circular window to the side. There is space for a large double bed and extra furniture to support. Under eaves storage.

## BEDROOM FOUR

**12'8 x 12' (3.86m x 3.66m)**

Another dual aspect room with windows to the front and side. Built in store cabinets. Space for a double bed and extra furniture.

## WALLED FRONT GARDEN

The garden has a walled front boundary with gate access to the access pathway. There is a pretty storm awning over the front door. The front garden is gravelled for plant display.

## FRONT GATED DRIVE

Ornate double wrought iron gates give access onto the gravel drive and garage. There is side access to the rear garden.

## LARGE REAR GARDEN

Adjacent to the home is a large shaped patio area that is perfect for outside dining and entertaining. A long flat lawn stretches down to the end of the garden and is divided centrally by a sizeable circular flower bed and Arbors to walk through. The garden has a good selection of ornamental planting and trees. It offers areas for cultivation, recreation and relaxation.







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