



**Swiss Cottages, Studley**  
**£215,000**



A two bedroom period cottage placed on the doorstep of country walks and close to village amenities. A short walk takes you to the village of Derry Hill which has a supermarket/post office, local hostelry, restaurant and primary school. Bowood offers a wonderful landscaped grounds, golf course, spa, gym, hotel, bar, cafe and a restaurant also. The home gives you a living room, fitted kitchen, double bedroom, dressing room/study (occasional bedroom) and a bathroom. The property enjoys a flat garden, rural views, has gas central heating and is double glazed. Vacant possession.



## LOCATION

The village of Derry Hill has all the things associated with village life. There is a local hostelry, 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'. Countryside is on the door step offering idyllic country walks. A short walk from the home is a Gurkha restaurant/hostelry.

## 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.

## ENTRANCE HALL

Stairs rise to the first floor. Door to the living room

## LIVING ROOM

**13'9 x 12'10 (4.19m x 3.91m)**

A window looks out over the front. There is room for a number of sofas and further items of living room furniture. There is the focal point of a fireplace. Access to the kitchen.

## KITCHEN

**13'4 x 7'2 (4.06m x 2.18m)**

Two windows look out to the rear and a glazed door opens out to the side. There is a selection of fitted wall and floor cabinets with work surfaces. Inset stainless steel sink and drainer. Inset hob and oven. Space for a fridge freezer.

## FIRST FLOOR LANDING

Door to the bedroom.

## BEDROOM

**13' x 10'9 narrowing to 9'6 (3.96m x 3.28m narrowing to 2.90m)**

A window looks out to the front. There is room for a large double bed and further furniture. Recessed wardrobe. Access to the dressing room.

## DRESSING ROOM/STUDY

**8'8 x 7'6 (2.64m x 2.29m)**

A window looks out over the rear. Ideal as an occasional bedroom, study, hobby room or dressing room. Access to the bathroom.

## BATHROOM

**7'8 x 5'6 (2.34m x 1.68m)**

Panel enclosed bath with shower over. Water closet and a pedestal wash basin. Window.

## EXTERIOR

Outlined in a little more detail as follows;

## SIDE & REAR AREAS

To the side of the home is a raised patio area. There is a strip along the rear of the home.

## GARDEN

A short distance away from the home is a generous garden area. Grass/lawn in the main. Ideal for cultivation and recreation.



