



Old Derry Hill
Calne, SN11 9PJ



8 Old Derry Hill, Calne, Wiltshire, SN11 9PJ

A well presented and generously sized cottage with three bedrooms, two reception rooms and a kitchen/breakfast room. Mature garden to the rear and ample off road parking.

- Period Cottage
- Sought After Location
- Character Features
- Mature Gardens
- Two Reception Room
- Kitchen/Breakfast Room
- Three Double Bedrooms
- Garage
- Off Road Parking
- Backing Onto Countryside

£395,000



A charming semi-detached character cottage which has been extended over the years is pleasantly situated in a most sought after location within easy access of both Chippenham and Calne Town Centres. The well-proportioned property sits in generous sized mature gardens and backs onto open countryside. Arranged over two floors, the accommodation on the ground floor comprises an entrance porch, sitting room with fireplace and inset multi-fuel burner, kitchen / breakfast room with oil fired 'Rayburn' and a dining room opening to the conservatory. There is also a rear lobby and bathroom to the ground floor. There are three double bedrooms, master with en-suite shower room to the first floor. Externally; a driveway to the front of the property provides ample off road parking and leads to the single garage. The front garden is laid mainly to lawn with mature hedging while the rear offers a private patio seating area and lawn with planted borders. In order to fully appreciate all that this property has to offer an internal viewing is highly recommended.

Situation

The property is situated on the edge of the very popular village of Derry Hill. The property is ideally situated for countryside walks to Lacock and Spye Park. The village of Derry Hill has a primary school, post office/shop, church and public house. Bowood House and Gardens, and Bowood Golf Club are situated nearby and more comprehensive amenities are available in nearby Chippenham, including mainline railway station (London-Paddington) and the M4 motorway at Junction 17 offering good motor commuting to the major centres of Bath, Bristol, Swindon and London.

Property Information Council Tax Band; D

Freehold

Mains Services

Oil Central Heating

EPC Rating; E

Please note there is a public right of way to the edge of the front garden which continues to the right hand side of the garage and leads to the field behind.



Floor Plan



Illustration for identification purposes only, measurements are approximate, not to scale.
Plan produced using PlanUp.

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