



PETTY LANE, DERRY HILL,  
CALNE

Carter Jonas

# 14 PETTY LANE, DERRY HILL, CALNE, SN11 9QY

## AMENITIES

- Detached
- Kitchen
- Sitting room
- Dining room
- Main Bedroom ensuite
- Three Further Bedrooms
- Family bathroom
- Garden
- Garage and Driveway

## SITUATION

The home is placed in the desirable and popular village of Derry Hill. Situated adjacent to the Bowood Estate, the village offers residents a fantastic setting to call home. Within a short walking distance, there is a village church, a highly respected primary school, regular bus services to local towns and schools, a village shop with post office, a fantastic pub (The Lansdowne Arms) and of course the Bowood Estate which includes Bowood House & Gardens, Spa, Hotel and a PGA rated golf course. The neighbouring towns of Calne and Chippenham offer a larger selection of amenities and a direct trainline to Paddington can be found in Chippenham.

## DESCRIPTION

14 Petty Lane is a detached family home set in the popular village of Derry Hill with the wonderful Bowood House on your doorstep, along with an array of countryside walks.

The property offers generously proportioned accommodation throughout including the sitting room, kitchen, dining room, utility room and downstairs cloakroom. Both the kitchen and dining room have views over the rear garden, with the dining room having doors opening out to the patio seating area.

Upstairs, the main bedroom benefits from an ensuite shower room and built in wardrobes. There are three further good-sized bedrooms, with the second bedroom also having built in wardrobes. All the three bedrooms are served by the well-appointed family bathroom.

The house is offered in good condition throughout but would benefit from updating and modernising and once finished would make for the perfect family home.

## A WELL-PRESENTED DETACHED FAMILY HOME LOCATED CLOSE TO THE HISTORIC BOWOOD HOUSE.



## OUTSIDE

The house has its own private driveway with parking for two and a single garage with up and over door. There is a small area of lawn to the front with an array of flower, shrub and trees borders. The rear garden is fully enclosed and has a lovely private feel. It is mainly laid to lawn with mature hedge and flower borders. The large patio area provides the perfect spot for sitting out and enjoying the sunshine or al-fresco dining.

**GUIDE PRICE:** £450,000 (Subject to Contract)

**VIEWING ARRANGEMENTS:** By appointment with the Marlborough Office



Classification L2 - Business Data

# Petty Lane, Derry Hill, Calne, SN11

Approximate Area = 1145 sq ft / 106.3 sq m

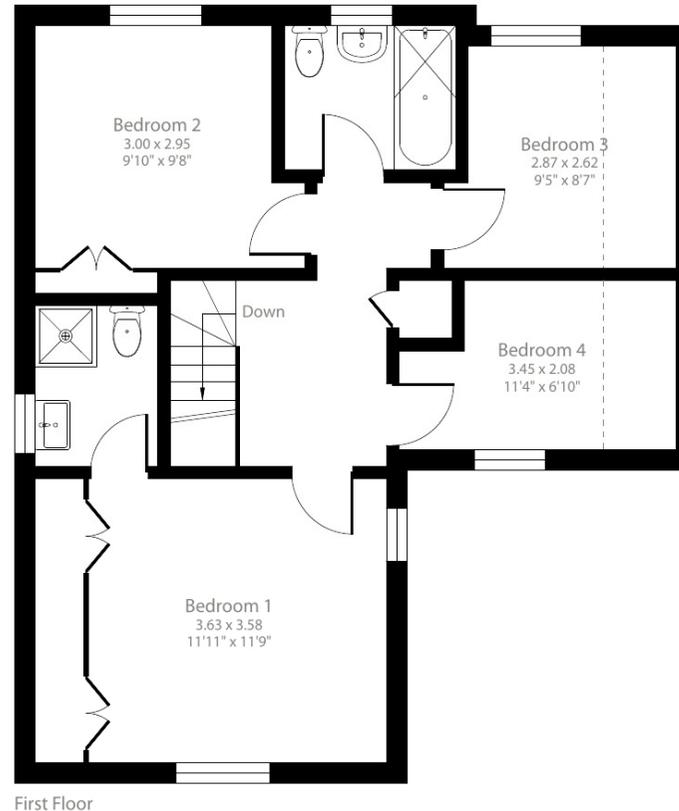
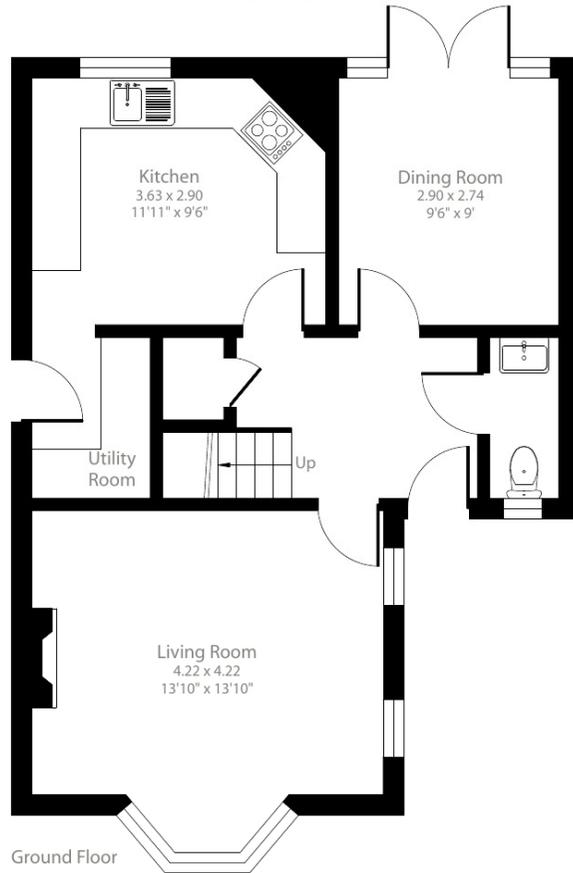
Limited Use Area(s) = 49 sq ft / 4.5 sq m

Total = 1194 sq ft / 110.8 sq m

For identification only - Not to scale



Denotes restricted head height



## SERVICES AND MATERIAL INFORMATION

- Freehold
- Mains water, mains drainage. Gas fired central heating.
- Council tax band: E
- Energy efficiency rating: D
- Broadband and mobile coverage. Please refer to Ofcom website



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Carter Jonas. REF: 1154919

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## IMPORTANT INFORMATION

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