



📍 Winter Lodge Church Road, Derry Hill, Calne, SN11 9NS

🏠 Price Guide £725,000

A beautifully presented, and recently renovated, four bedroom detached family home, offering a stylish blend of contemporary accommodation with a warming level of character features, superbly positioned within the highly sought after village of Derry Hill.

- Four Double Bedroom Detached Family Home
- Extended, Recently Renovated, Beautifully Presented
- Lovely Blend of Modern & Period Features
- Principal Bedroom with En-Suite & Walk-in Wardrobe
- Stunning Open-Plan Living Arrangements
- Stunning Kitchen, with Dining Area off and Bi-Folding Doors
- Sitting Room, Garden Room & Study
- Enclosed, Split-Level Garden with Large Summer House
- Off-Road Parking
- Highly Sought After Village Location, Close to Shop & School

🏡 Freehold

🏠 EPC Rating C



Winter Lodge is a recently extended and renovated, beautifully presented four bedroom detached family home, superbly positioned within the highly desirable village of Derry Hill, walking distance from the village shop, school and public house. This exceptional home offers spacious and high-specification, contemporary accommodation, with a warming blend of character features.

The internal living arrangements can be found over two levels, and briefly comprises; entrance hall, study, inner hallway, cloakroom, beautifully appointed kitchen / breakfast area with utility room off, leading into the dining area with bi-folding doors to the rear patio area, sitting room with large feature fireplace and wood burning stove, and finally the garden / chill room, on the ground level.

To the first floor are four double bedrooms, including the principal bedroom with walk-in wardrobe and modern en-suite bathroom, and finally the stylish family shower room. The principal bedroom and the three other bedrooms all benefit from fitted wardrobes.

Externally the property boasts a private, enclosed and landscaped split-level garden, laid predominantly to lawn, with two lovely patio seating areas, prepared for the differing positions of the sun throughout the day. At the bottom of the garden is a large summer house, with a storage section behind. There is off-road parking for two vehicles.

Further benefits include a new boiler and hot water tank in 2023.

Situation

The very popular village of Derry Hill offers a primary school, post office / village shop, church and public house. Bowood House and Gardens together with the newly opened Hotel Spa and Golf course are situated nearby. There is a more comprehensive range of amenities available in nearby Chippenham to include mainline railway station (London-Paddington) and the M4 motorway at Junctions 16 & 17 offers excellent motor commuting to the major centres of Bath, Bristol, Swindon and London.

Property Information

Council Tax Band ; E

Freehold

Mains Electricity, Water & Drainage

Gas Fired Central Heating

EPC Rating; C



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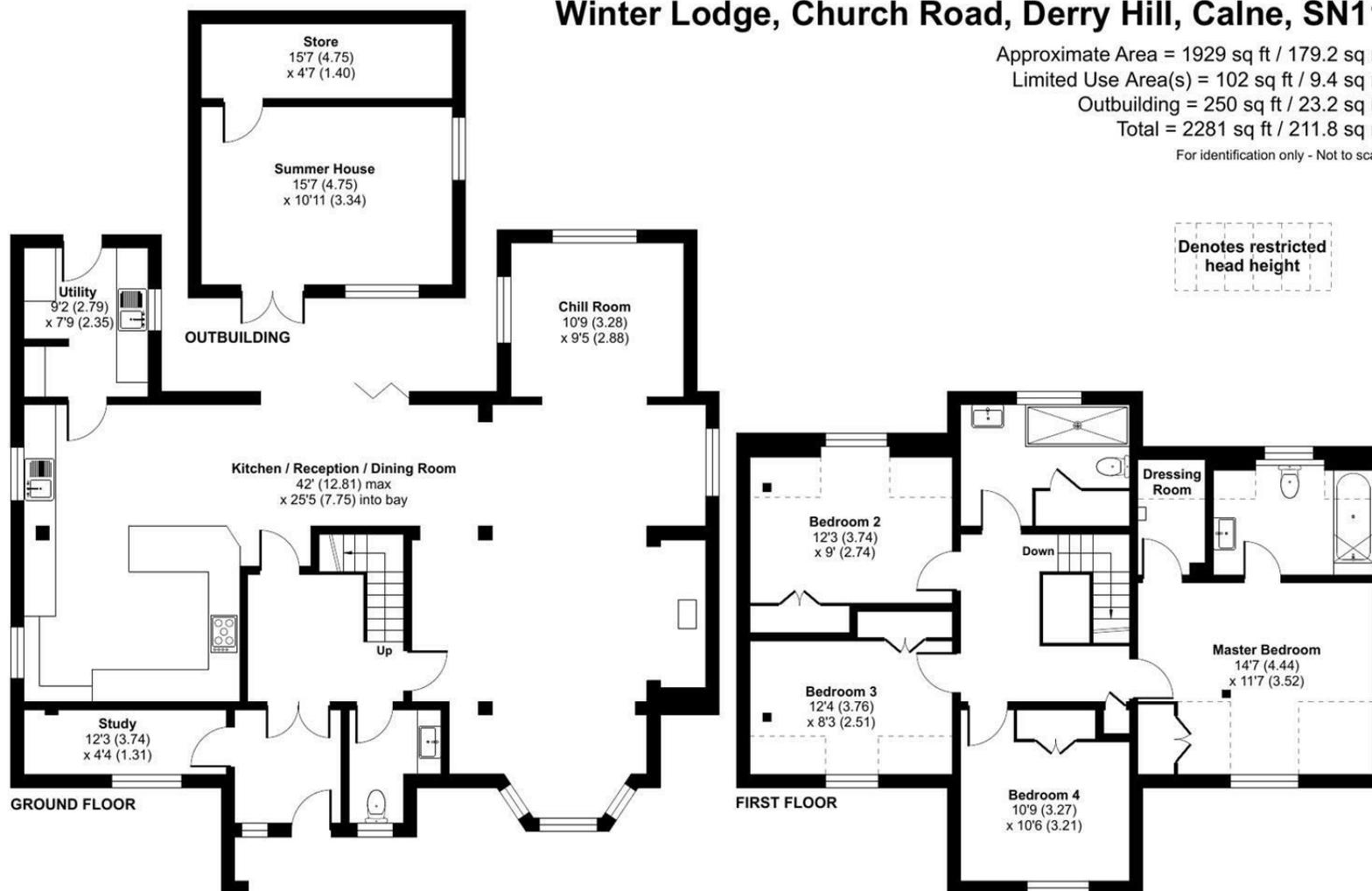
Approximate Area = 1929 sq ft / 179.2 sq m

Limited Use Area(s) = 102 sq ft / 9.4 sq m

Outbuilding = 250 sq ft / 23.2 sq m

Total = 2281 sq ft / 211.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2025. Produced for Strakers. REF: 1364429

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