



📍 Flat 2, Oak Leaf Court Church Road, Derry Hill, Wiltshire, SN11 9NN

🏠 £230,000

SOLD OFF PLAN - CALL TO REGISTER FOR SIMILAR PROPERTIES

- Newly Converted Complex of Luxury Flats
- Highest Specification Throughout
- One Bedroom, Ground Floor Flat
- Open-Plan Kitchen / Sitting / Dining Space
- Fully-Integrated Kitchen with Breakfast Bar
- Large Double Bedroom, Exceptional Shower Room
- Allocated Off-Road Parking & Guest Parking
- 10 Year Structural Warranty
- Bowood House & Gardens Membership for 1 Year
- Perfect First Time Purchase or Investment Opportunity

🏠 Leasehold

🏠 EPC Rating



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Situation

Oak Leaf Court, is a collection of luxury flats, within a newly converted complex, in the charming Wiltshire village of Derry Hill, comprising of 9 beautiful one bedroom homes with spacious open plan living, parking & garden space. Priced individually based on size & design starting from £235,000, and available for you to move into March 2026. Derry Hill itself 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: TBC

Leasehold: 999 year lease (999 years remaining). Annual Service Charge £1200.00 per annum. Ground rent is approximately £0.00.

Mains Gas, Electricity, Water & Drainage

Gas Fired Central Heating

EPC Rating; C

FLAT TWO



Total: 643sqft / 59.7sqm
Room Dimensions (mm)

1. Bedroom	4254 x 3122
2. Kitchen / Living Room	5758 x 5627
3. Bathroom	3499 x 1622

Note: CGI Images & Floorplan are for illustrative purposes, all dimensions shown are approximate
Properties may also be a mirror image of layout shown

Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.