



📍 108, Norley Lane, Studley, Calne, Wiltshire, SN11 9LN

🔗 Price Guide £625,000

A most attractive, fully renovated three/four bedroom detached, Grade II Listed thatched cottage which occupies a generous plot of approximately half an acre, situated in the sought after hamlet of Studley.

- Detached Grade II Listed Thatched Cottage
- Fully Renovated
- Three/Four Bedrooms
- Kitchen/Breakfast Area Leading Into a Stunning Dining Room
- Bi-Fold Doors
- Sought After Hamlet
- Stunning Oak Framed Carport
- Outbuilding & Summer House/Office
- Bathroom & Shower Room
- Large Gardens

🏠 Freehold

🏠 EPC Rating



Offered with No Onward Chain-A most attractive, Grade II Listed thatched cottage, beautifully renovated throughout, offering flexible three/four-bedroom accommodation. Set within a generous plot of approximately half an acre in the sought-after hamlet of Studley, this delightful home perfectly blends period character with modern comfort.

The accommodation is arranged over two floors and comprises: an inviting entrance hall, a charming sitting room with concealed fireplace and independent front access, and a superb open-plan kitchen/breakfast area flowing into a spacious dining room with bi-fold doors opening onto the rear garden. A stylish ground floor bathroom features a roll-top bath, and there is also a family room/study/bedroom four, offering excellent versatility.

To the first floor are three well-proportioned bedrooms and a modern shower room, accessible from both the principal bedroom and the landing.

Externally, the property enjoys large, predominantly lawned gardens with a patio seating area, a useful external store, and a large summerhouse/garden office — ideal for working from home. To the side, a private driveway provides ample parking and leads to an impressive oak-framed carport, with space for multiple vehicles.

This stunning cottage combines historic charm, generous outdoor space, and a peaceful rural setting, all with the convenience of being offered chain free.

#### **Situation**

The property sits in the hamlet of Studley which is conveniently situated between the towns of Chippenham and Calne. The neighbouring village of Derry Hill offers a number of amenities including a primary school, post office/ shop, church and public house. Bowood House and Gardens, and Bowood Golf Club are situated nearby and a more comprehensive range of amenities are available in nearby Chippenham to include mainline railway station (London-Paddington) and the M4 motorway at Junction 17 offers excellent motor commuting to the major centres of Bath, Bristol, Swindon and London.

#### **Property Information**

Council Tax Band: F

Freehold

Mains Water And Drainage

Oil Fired Central Heating

EPC Rating: Grade II Listed and Therefore Exempt



# Norley Lane, Studley, Calne, SN11

Main House = 1463 sq ft / 135.9 sq m

Outbuildings = 248 sq ft / 23 sq m

Total = 1711 sq ft / 158.9 sq m

Carport = 312 sq ft / 28 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). © nitchecom 2025. Produced for Strakers. REF: 1355607

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