



**Lansdowne Crescent, Derry Hill, Calne**  
**Offers Over £395,000**

Detached Family Home, 4 Bedrooms, No Onward Chain, Scope To Extend & Improve, Good Size Rear



\* PROPERTY VIDEO TOUR - NOW  
AVAILABLE TO DOWNLOAD & VIEW  
ONLINE \*

\* All viewings to commence from:  
Sunday 17th July 2022 - Strictly by  
appointment only! \* EXTENSION  
POTENTIAL/SCOPE FOR FURTHER  
IMPROVEMENT (subject to  
permission) MILES BYRON are  
delighted to offer For Sale with NO  
ONWARD CHAIN this DETACHED  
FAMILY HOME located within the very  
sought after village of Derry Hill, Calne.  
Located within close proximity to  
amenities, reputable schooling as well  
as Bowood House, Gardens, Spa &  
Golf Resort. In addition you will also  
find a local village shop with post  
office, church and local public house  
with dining. In addition Chippenham  
Train Station and J.17 M4  
Swindon, Bath and Bristol is within  
easy reach.  
The pretty village of Lacock is only a  
c.12 minutes drive away. Attributes  
include: A generous in size & fully  
enclosed rear garden, 4 bedrooms,  
family sized shower room, a spacious  
open plan living/dining room,  
downstairs cloakroom/W.C.,  
kitchen/breakfast room, separate utility.  
Externally the property benefits from  
having driveway parking and a single  
garage. To fully appreciate this  
delightful family home, please contact  
our Swindon office as soon as  
possible to confirm your appointment  
to view.

Tenure: Freehold

Garden, Desirable village location | Freehold **SOLD**





Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fixings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

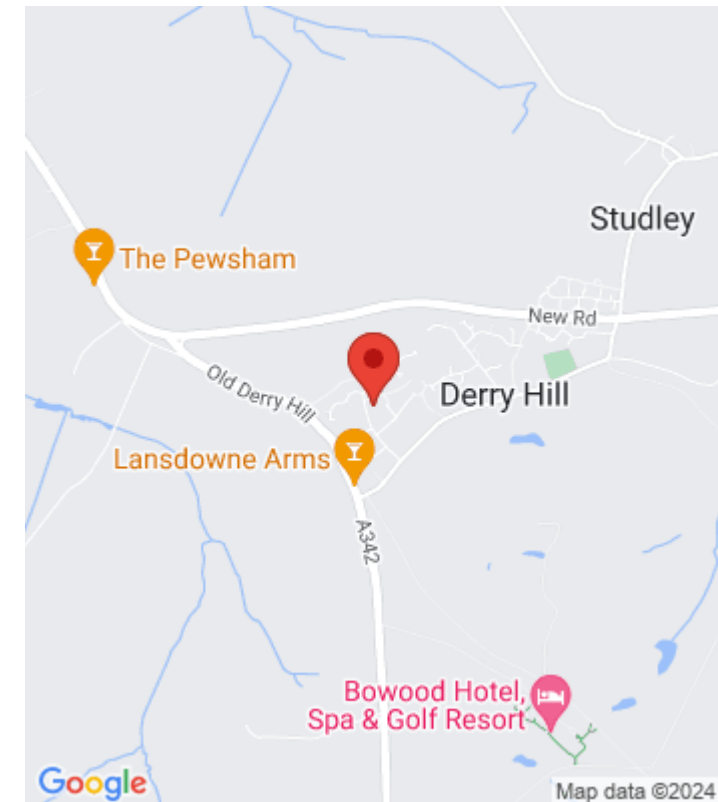




TOTAL AREA: APPROX. 104.4 SQ. METRES (1125.3 SQ. FEET)  
 All images are for illustrative purposes only and are intended to convey the general appearance of the property only. They do not constitute a contract or any other legal document. The actual condition of the property may vary from the images shown. Please contact the agent for more information.



TOTAL AREA: APPROX. 104.4 SQ. METRES (1125.3 SQ. FEET)  
 All images are for illustrative purposes only and are intended to convey the general appearance of the property only. They do not constitute a contract or any other legal document. The actual condition of the property may vary from the images shown. Please contact the agent for more information.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>81</b>
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Viewing by appointment only  
 MILES BYRON Real Estate  
 MILES BYRON Real Estate, 105 Victoria Road, Old Town, Swindon, Wiltshire. SN1 3BD  
 Tel: 01793 200 160 Email: [richard@milesbyron.com](mailto:richard@milesbyron.com) Website: [www.milesbyron.com](http://www.milesbyron.com)