



**GREENBANKS,  
STUDLEY CORNER**

**Carter Jonas**



# GREENBANKS, STUDLEY CORNER, STUDLEY, SN11 9NJ

**A DECEPTIVELY SPACIOUS FIVE BEDROOM HOME SET ON THE EDGE OF THE HISTORIC BOWOOD ESTATE.**

## AMENITIES

- Detached home
- 2443 square feet
- Rural location
- Five bedrooms
- Three bathrooms
- Double garage
- Garden
- Edge of Bowood Estate

## SITUATION

Greenbanks is situated in the rural hamlet of Studley, just a short distance from Derry Hill, where 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. Communications are good, with a railway station at Chippenham c8 miles west linking London Paddington, Bristol and Bath, or the M4 motorway (Jct. 16) is c11 miles to the north, giving access to London Heathrow and Bristol. The area has excellent schools, including St Mary's Calne, Dauntseys and Marlborough College.

## DESCRIPTION

Greenbanks is a deceptively spacious five-bedroom family home in an envious rural setting overlooking the Bowood Estate. The property offers generously proportioned and flexible living spaces which are flooded with natural light.

The real heart of the home is the open plan kitchen/breakfast room which has large windows and doors opening out to the decked area, making the most of the garden and views beyond. This space really is the perfect place for family time or for entertaining, with a large dining space near the kitchen, so those that are cooking can still be a part of everything and a sitting area for those who want to relax or for children to sit and watch a bit of TV.

There is a separate sitting room with log burner to the front of the property and to the lower level is a home office with views over the garden, making this an idyllic working from home space.

The main bedroom suite has a dressing area and adjoining ensuite bathroom with sauna and doors out to the garden. There is a separate guest bedroom, accessed from the kitchen, with its own ensuite bathroom, great for guests or teenage children. The three further bedrooms are all served by the newly fitted family bathroom.



## OUTSIDE

To the front of the property is driveway parking for several vehicles and a detached double garage. A pathway to the side of the property provides access to the rear garden from the front. The rear garden is mainly laid to lawn with a decked area perfectly situated for enjoying the afternoon sunshine with a glass of something. The garden enjoys the most wonderful and envious views across the historic Bowood Estate, where you will often find the local wildlife come to visit. The property benefits from having full fibre and from a significant Solar Panel installation added in 2023, totalling 10kw. This generates c.8,800kwh per year, resulting in very low electricity bills. There is also an electric car charger.

The property also has a hot tub and 24kwh of batteries which store solar generated energy. These are not included in the sale but available by negotiation.

**GUIDE PRICE:** £900,000 (Subject to Contract)

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

Classification L2 - Business Data





Classification L2 - Business Data



# Studley Corner, Studley, Calne, SN11

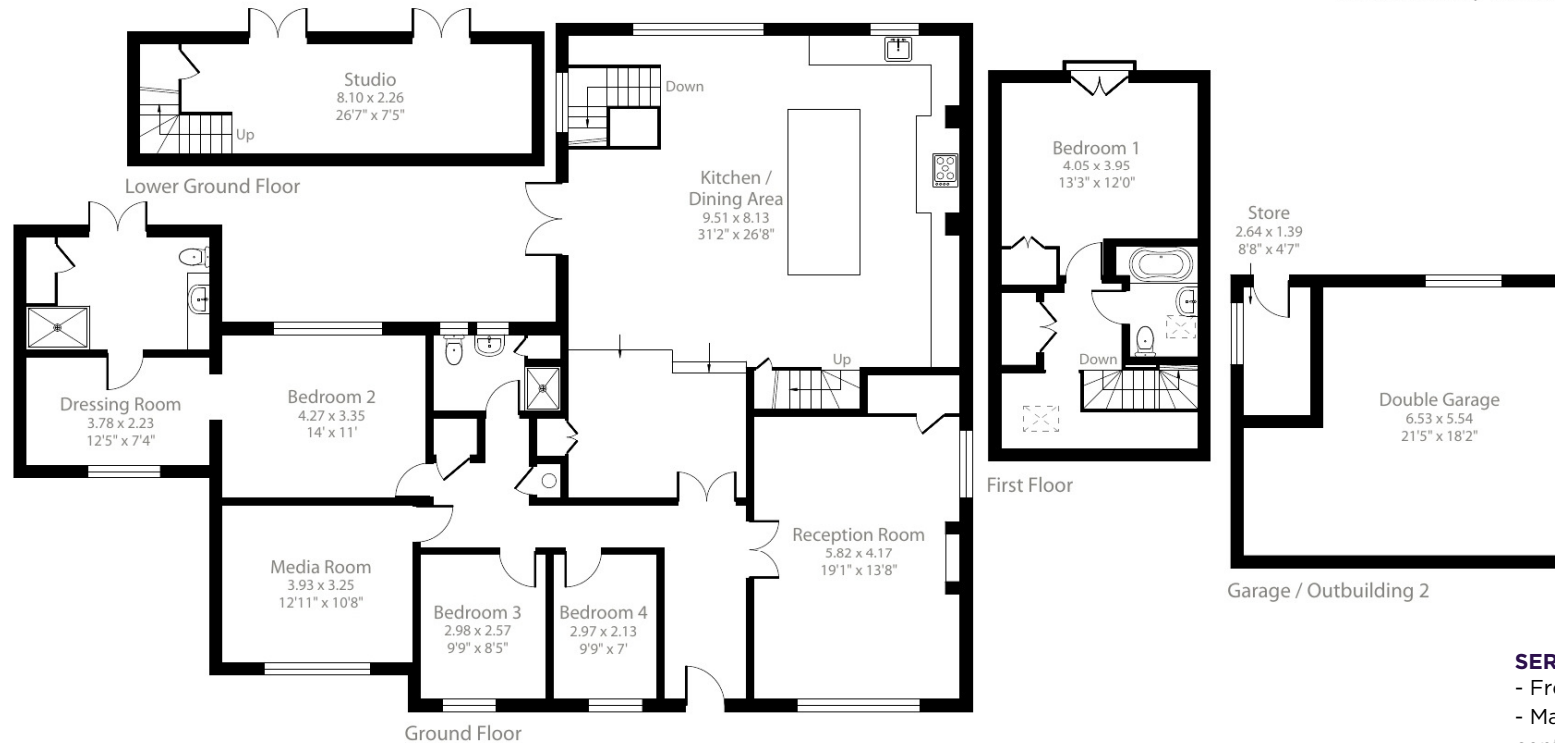
Approximate Area = 2443 sq ft / 227 sq m

Garage = 338 sq ft / 31.4 sq m

Outbuilding = 40 sq ft / 3.7 sq m

Total = 2821 sq ft / 262 sq m

For identification only - Not to scale



## SERVICES AND MATERIAL INFORMATION

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

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2025. Produced for Carter Jonas. REF: 1262455

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