

JESSICA JAMES
Properties

11 Home Farm Close, Heddington, Calne, Wiltshire, SN11 0RH

Price Guide £535,000









11 Home Farm Close, Heddington, Calne, Wiltshire, SN11 0RH

Price Guide £535,000

A beautifully presented detached family home in this most sought after village location, on the edge of the north Wiltshire downs. Four good sized bedrooms, Master with ensuite and dressing room. Living room with wood burning stove. Separate dining room and playroom/study. Well appointed kitchen with appliances. Imaginatively planted gardens with attractive covered pergola in the rear garden. Garage and parking to the rear. Double glazed. Oil fired central heating. Stones throw to open countryside, playground, primary school and nursery. A Gem!

Description

We walk through the beautifully planted front garden with path to the rear garden, path to a covered porch with light, through the front door into the hall. A staircase rises to the first floor with storage under, first left into the refitted downstairs cloakroom, next into the double aspect Living room with wood burning stove and oak mantle and double doors out into the garden. The play room or study is next with window to the rear. The kitchen is light and airy with a good range of modern units and contrasting worksurfaces over. Inset hob with extractor over, double oven and grill, plumbing for dishwasher and washing machine and archway to the dining room with door out to the side. Up the staircase onto the landing with access to the loft, first right into the third bedroom, a double with window to the front, the second bedroom is also a double with window to the rear. The fourth bedroom is a good sized single, currently used as the study. Opposite into the refurbished family bathroom with slipper bath and corner shower unit. Finally into the master bedroom, a tranquil space with dressing room off which then leads to the ensuite shower room.

Situation

Outside.
To the front is an imaginatively planted garden, full of interest, colour and scent. Stepping out from the dining room into the rear garden we have a small log store, path leading to gated rear access. Patio area, outside lighting, modern covered pergola to enjoy the southern aspect, well stocked pond and a wealth of mature trees, shrubs and flowers. Behind the pergola is a useful working area with space for compost bins etc.

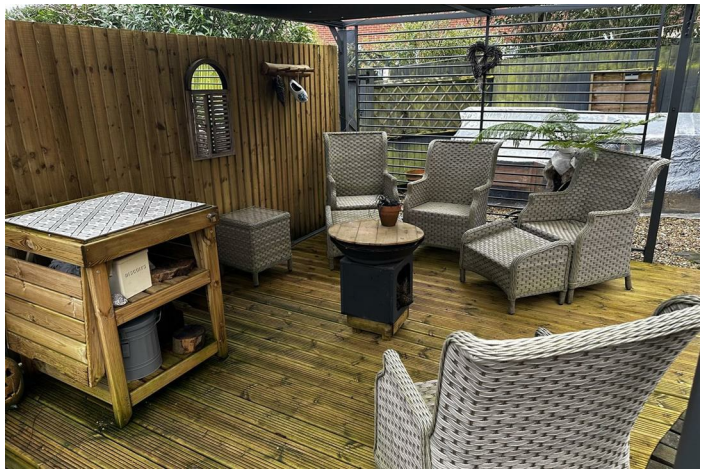
Parking and garage.
To the rear of the property is a large single garage with up and over door, with allocated parking in front. There is plenty of further non-allocated parking throughout the close

The village
A fascinating and thriving village surrounded by history and interest. From Neolithic long barrows, sites of special scientific interest, 13th century church, an excellent thatched traditional pub serving ale straight from the barrel, well attended pre and primary school, and one of the biggest Steam Fairs in the country, it really is the best kept secret in Wiltshire. It provides convenient access to the A4 for Marlborough, Bath or south to Devizes, whilst being far enough from traffic, that the only thing you are likely to hear at night are the Owls hooting

Council Tax Band: F



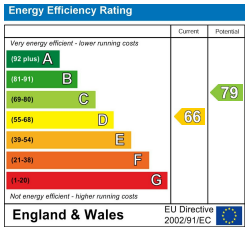


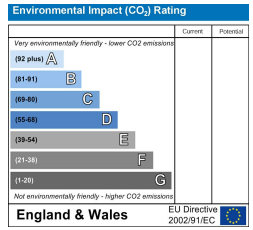


Floor Plans



Energy Performance Graph





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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Viewing

Please contact our Jessica James Properties Office on 01793 875324 if you wish to arrange a viewing appointment for this property or require further information.

Contact us

T: 01793 875324
jessica@jessicajamesproperties.co.uk

JESSICA JAMES
Properties