

Sold

4 BEDROOM DETACHED | THE GARDENS, HEDDINGTON, SN11 | OFFERS OVER £525,000

DESCRIPTION

An impressive detached family home ideally situated within the sought after village of Heddington, providing superbly proportioned and delightfully presented accommodation which briefly comprises; four bedrooms with en-suite facilities to the master bedroom and refitted family bathroom on the first floor. Downstairs the reception hallway provides access to a spacious sitting room with open plan styling to a dining area which in turn leads to a stunning rear garden room extension with lantern roof and bi-fold doors to the walled rear garden. This beautiful house will appeal to those looking to work from home with the ample reception room space also including a study. To the rear there is a well appointed kitchen / breakfast room with open plan styling to a useful utility room. Externally there is ample off road driveway parking to the front which leads to a garage past a pretty front garden, whilst a gate provides side access to the landscaped, walled rear garden, which is mainly laid to lawn with an impressive patio area ideal for entertaining and al fresco dining.

Heddington is a pretty village located midway between the market towns of Calne to the North and Devizes to the South. Nearby Chippenham offers a more comprehensive range of shopping and leisure facilities with the additional benefit of a mainline rail station providing access to London Paddington in just over an hour. The property has views towards the National Trust owned Calstone and Cherhill Downs, with stunning countryside walks on the doorstep across beautiful chalk downlands. Further benefits Heddington include the superb Ivy Inn, a picturesque 15th century village local and the highly regarded Heddington Church of England Primary School which is rated "Good" by OFSTED.



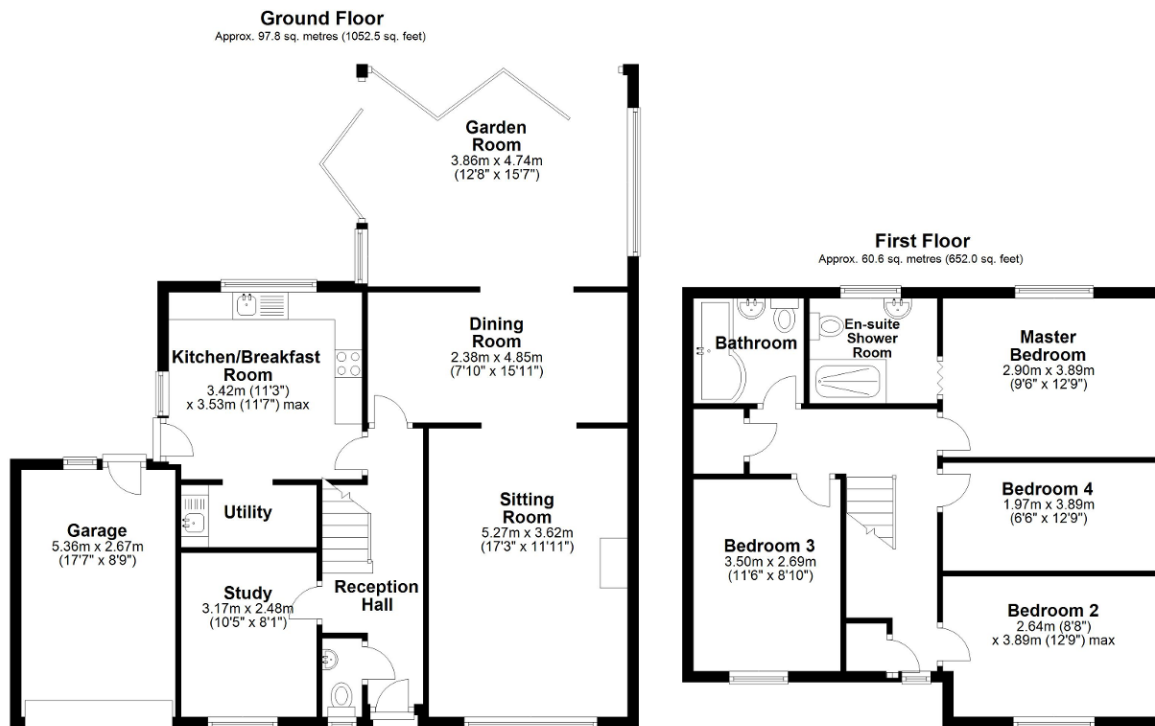
Tenure: Freehold
Local Authority: Wiltshire Council
Council Tax Band: E
EPC Rating: D
Mains electricity, drainage and water connected. Oil fired central heating.

KEY FEATURES

- Modern detached family home
- Four reception rooms
- En-suite facilities to master
- Useful utility room and cloakroom
- Walled rear garden
- Highly regarded village location
- Four bedrooms
- Refitted kitchen / breakfast room
- Garage and driveway parking
- Quiet residential location







Total area: approx. 158.4 sq. metres (1704.5 sq. feet)

ENERGY EFFICIENCY

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

DISCLAIMER

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.

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