

JESSICA JAMES
Properties

Pear Tree House, Home Farm Close, Heddington, Wiltshire, SN11 0RH
£3,250 Per Calendar Month



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An outstanding family home in this most desirable village on the edge of the North Wiltshire downs, enjoying open views in this most peaceful location. Bath 40 minutes, Marlborough 20 minutes. Available from January 2025. Part-furnished or unfurnished.

Description

From the covered porch we walk through the front door into the hall. A staircase rises to the first floor with large cupboard below and a door straight ahead opens into the downstairs cloakroom. Turning left we walk into the open plan dining room with windows overlooking the front garden with views up to Kings Play Hill. Right into the study or play room which overlooks the rear garden. Back through the dining room into a well appointed kitchen/breakfast room. Designed with the cook in mind whilst satisfying the desire for contemporary style, high gloss white units with contrasting black granite worksurfaces and centre island. Integrated appliances include two dishwashers, two ovens and grills, steam/conventional oven and microwave/conventional oven. Larder fridge and tall freezer. 5 ring induction hob with feature extractor unit and central island unit with boiling water tap over an underhung sink with waste disposal below and breakfast bars at either end. This room has a window to the front and door out into the rear garden. Right into the utility room with space for appliances, storage cupboards, sink and oil fired boiler for the central heating. Lastly, back through to the hall and straight on into the drawing room. A lovely sized room with windows to the front and rear, door out into the garden and an attractive Bath stone fireplace with a 'Burley' room sealed wood burning stove. Up onto the generous landing with airing cupboard. The master bedroom is a handsome double with window overlooking open fields to the rear, left into the dressing room with large built in wardrobes and left again into the en-suite shower room. Back onto the landing and right into the third bedroom, a good double with built in wardrobes. Over the landing into the family bathroom with shower. The fifth bedroom is next, a single enjoying a lovely view to the rear. Back onto the main landing with window to the front and right into the fourth bedroom. Again a double with space for wardrobes and one of the best views of Kings Play Hill. The guest bedroom is next, with wide windows to the rear, built in wardrobes and door left into the ensuite shower room.

Situation

Front garden. Enclosed by espaliered Pear trees, with colour washed fence and gates to the front and side. A slate path and crushed slate sitting area, perfect for morning coffee with well stocked flower and shrub beds. The garden has been planted as a sensory space with colour, texture and beautiful fragrance. There is also a raised vegetable bed.

Rear Garden. Stone paved path leads to two sitting areas, one for afternoon sunshine the other for shade under the cluster of silver birch trees. Professionally designed garden with an abundance of flowers, shrubs, trees and curved lawn. A gravelled path leads to four raised vegetable beds including an Asparagus bed, fruit trees, raspberry bed and behind a timber screen, the oil tank. There is also a covered walkway, with lighting, which leads to the wood store and gated access to the front.

To the front of the garage is parking for three cars with an additional space opposite.

The double garage has two remote control doors opening into an oversized garage with workshop area, power, lighting and stable door opening into the garden.

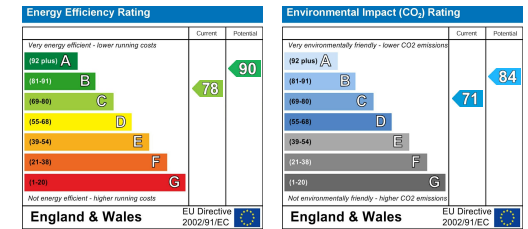
Council Tax Band: G



Floor Plans



Energy Performance Graph



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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.

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