



Stonelea Church Road, Heddington, Calne, Wiltshire, SN11 0PQ  
Asking Price £645,000





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A surprisingly spacious five bedroomed detached family house occupying a large, approximately 1/4 acre plot, backing onto open fields, in this most sought after village location at the foot of the downs. Large drawing room with wood burning stove, lovely conservatory overlooking the garden, well appointed kitchen dining room with integrated appliances. Ensuite to the master bedroom. Family bathroom with separate shower. Extensive off road parking with in/out driveway. Lovely open views front and rear. Double glazed throughout. No onward chain. A Gem!



## Description

We walk through the front door into a light and airy entrance hall with staircase rising to the first floor, storage under, downstairs cloakroom and separate study/ play room to the right, door straight on into the kitchen, but we will turn left and walk into the drawing room. A great sized room enjoying a double aspect, wood burning stove and recess for logs to the side. Straight on into the conservatory, which overlooks the garden and beyond, double glazed with heating and tv/telephone connections, double doors out into the garden. Back into the drawing room and a bifold door opens left into a glorious L shaped kitchen, dining and family room. Very well appointed with attractive modern units and contrasting worksurfaces over. Inset appliances including induction hob, high level extraction, eye level double ovens, dishwasher and fridge. Door from here into the utility room with window and door out to the garden, good storage and space for integrated appliances. Door right into the garage. OK that's downstairs, up onto the landing, two double bedrooms with built in wardrobes to the left, large double bedrooms with shower and basin to the right, well appointed family bathroom with separate shower, single bedroom along to the left and finally into the master bedroom enjoying a lovely view and large ensuite shower room.

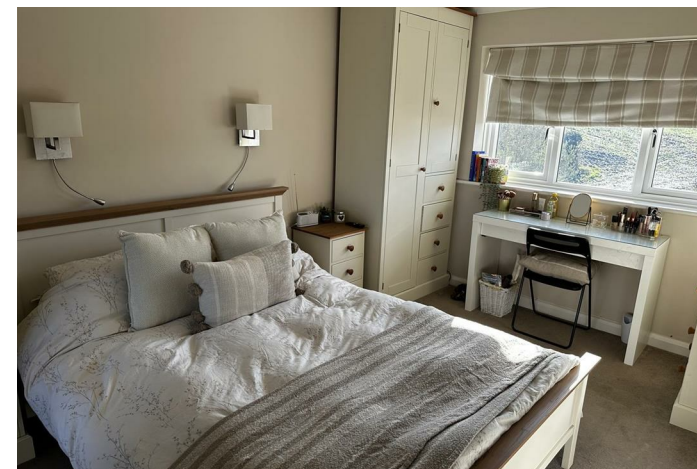
## Situation

**Parking.** A large driveway to the front and side provides parking for easily 6+ cars, garage to the side of the property.  
**Rear garden.** We step out from the house onto a large elevated paved patio area, with log store and gated access to the side. Stepping down on to a large mainly lawned garden with good range of mature trees and shrubs. Backing onto fields with open views beyond. Outside lighting and water draw.

### Heddington

The property is set in a semi rural position with enviable views across fields. The Anglo Saxon village of Heddington is situated within the fabulous Marlborough Downs. The village offers a Public House(currently closed), Primary School and Church and is located within perfect countryside for dog walkers and horse riders. The Georgian City of Bath is only an short drive away, as are Salisbury and Marlborough. Even closer is Devizes, the central market town of Wiltshire, home to quaint courtyards, alleyways and all sorts of craft and specialist shops. The village is also famous for its annual Steam Rally & Country Fair.

Council Tax Band: F





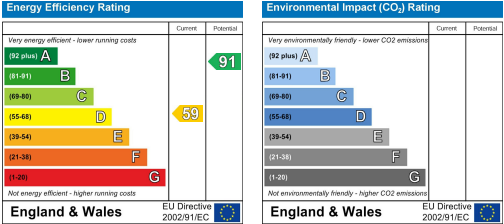
Floor Plans



Total area: approx. 173.1 sq. metres (1863.6 sq. feet)  
This floor plan is for illustrative purposes only, areas, measurements and distances given are approximate. Any prospective purchaser should satisfy themselves as to precise dimensions.  
Plan produced using PlanUp.

Stonelea, Church Road, Heddington, Calne

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

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