



📍 Corner House The Common, Heddington Wick, Heddington, Wiltshire, SN11 0NZ

🏠 Guide Price £650,000

A three bedroom detached rural property set in 3.39 acres with planning permission for extensive renovation and extension. Incredible far reaching views and no onward chain.

- A Unique Development Opportunity
- Planning Permission Granted For A "Grand Design" 5 Bedroom Style Home
- Proposed House Would Be 2520sqft + Garaging
- Set In 3.39 Acres Of Land
- Fabulous Far Reaching Views To King's Play Hill
- Idyllic Village Location
- No Onward Chain

🏡 Freehold

🏠 EPC Rating G



Set in an idyllic rural position with far reaching views to King's Play Hill, 'Corner House' offers a unique and exciting development opportunity. Set amidst grounds of about 3.39 acres in total, planning permission has been granted to substantially extend and improve the existing 3 bedroom home into a 'Grand Design' 2,520sqft contemporary country property. There is also scope to replace the current home with an alternative designed home (subject to planning).

The current property sits centrally to its garden which measures approximately 0.72 acres. To one side of the property is a driveway with parking and a store/shed. The current internal accommodation is arranged over two floors and in brief, comprises a sitting room with fireplace, dining room, kitchen with breakfast bar and a door to the rear garden, staircase leading to the first floor and downstairs bathroom. To the first floor are three bedrooms and a large landing area.

Planning permission has been granted (under reference: PL/2022/08432), to create a most impressive five bedroom detached individual home with the spacious accommodation arranged over three floors with three reception rooms and an incredible open plan kitchen/dining/family room. Two of the bedrooms also benefit from en-suite facilities. Externally, consent has been granted for a separate home office to sit alongside a double garage. A paddock to the south of 'Corner House' measuring 2.67 acres forms part of the overall plot and would be suitable for a variety of uses, subject to the relevant permissions. The extent of the property and its land is shown edged red for identification purposes only on the aerial photograph. The property is offered to the market with no onward chain.

n.b - Please note some images and floorplans used are the plans for the granted planning permission and are for illustration purposes only.

Situation

The property is set in a 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, Primary School and Church and is located within perfect countryside for dog walkers and horse riders. The Georgian City of Bath is only a 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.

Property Information

Tenure: Freehold

Council Tax Band: E

EPC Rating: G

Mains water, drainage and electricity. Electric heating.

Local Authority: Wiltshire Council



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