



📍 Edinstone House Heddington, Wiltshire, SN11 0PR

🏠 Guide Price £899,950

An incredibly versatile and spacious, detached family home. In an enviable rural position, sitting on circa 0.46 of an acre plot with a double garage and room above.

- Over 2900 sq ft of flexible living accommodation
- Circa 0.46 of an acre plot
- Enviaible rural position with countryside views
- Double garage and driveway parking
- Office/workshop above the garage
- Sought after village location
- Dressing room and en-suite to principal bedroom
- Separate gym/studio
- Well-presented throughout

🏠 Freehold

🏠 EPC Rating D



A most impressive, triple-fronted, former 'Rectory', that has been extended and improved over the years to this wonderful family home, boasting over 2900 sq ft of flexible living accommodation.

Entering through the front door, you are immediately greeted with an atrium-style entrance hallway, setting an early theme of light and airiness which is carried on through the rest of the home. Solid wood flooring guides you through to the spacious ground floor accommodation. You first come to the bay-fronted, dual aspect reception room on your right hand side, boasting a cosy open fire. Next to the living room is a further dual aspect reception room, which could be flexible in use as a dining room/garden room/snug with external access. The real heart of this home is the spacious, modern, well-equipped, kitchen/family room, with underfloor heating under a tiled floor, breakfast bar, ample cupboard space, space for large dining table and a range of integral appliances including dishwasher, double oven/grill, induction hob and space for large fridge/freezer. Floor to ceiling glass windows connect the extension which offers an alternative entrance and consists of large boot room, utility room, another downstairs W/C and fully converted gym/studio with underfloor heating throughout.

On the first floor, plenty of space all the family, with 6 double bedrooms, each one offering idyllic countryside views. The principal bedroom boasts walk-in dressing area and large en-suite, with underfloor heating, his & hers sinks, corner bath and double length rainfall shower. Bedroom 2 also has wonderful countryside views and an en-suite shower room with underfloor heating. There are a further 4 double bedrooms and family bathroom.

Externally, a large wrap around garden with patio area, a double garage with room above with light, power, network and water, making it ideal to turn into an office space. Driveway parking is available for up to 6 vehicles. This home is certainly not to be missed

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 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.

Property information

Oil fired central heating.
Mains drainage, electric & water.
Council tax band: F
EPC rating: D

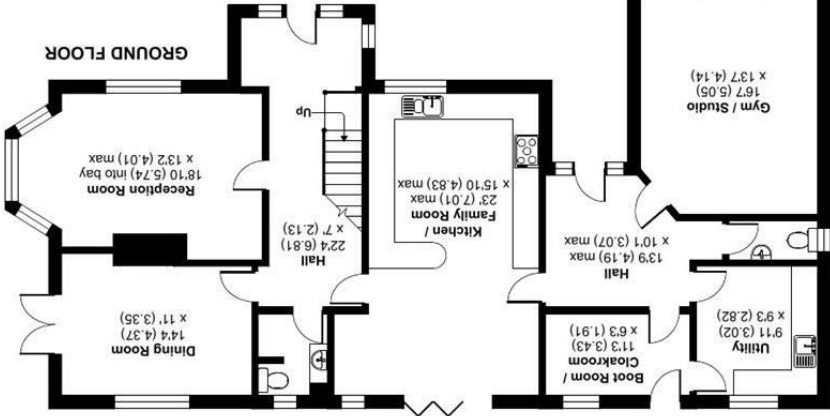
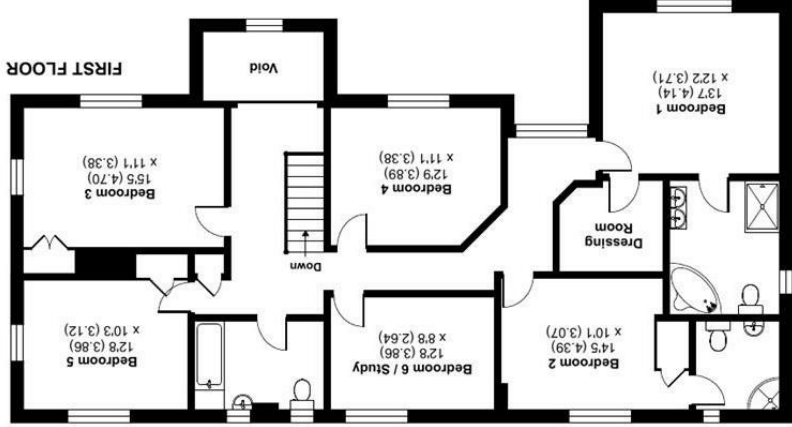
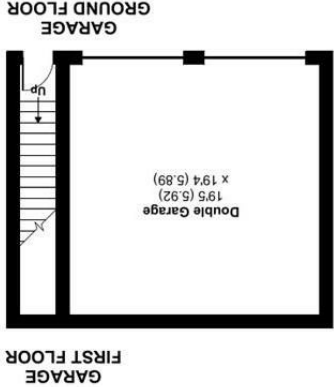
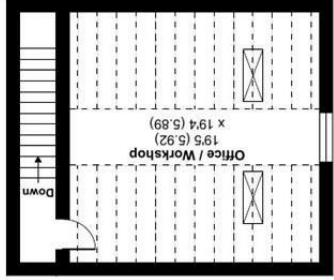


Edinstone House, Heddington, Calne, SN11

Approximate Area = 2934 sq ft / 272.6 sq m(excludes void)
Limited Use Area = 290 sq ft / 26.9 sq m
Garage = 604 sq ft / 56.1 sq m
Total = 3828 sq ft / 355.6 sq m

Denotes restricted
head height

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024.
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