



📍 2 Roundway Close, Heddington, Wiltshire, SN11 0QA

🏠 Guide Price £695,000

A well-presented 4-bedroom detached family. Situated in an enviable position within the close with idyllic countryside views to the rear.

- 4-bedrooms
- Detached family home
- Spacious and well-presented
- Incredible countryside views to the rear
- Small quiet close
- Sought after village location
- Double garage and driveway parking
- South westerly facing rear garden
- Principal bedroom with en-suite and built in wardrobes

🏡 Freehold

🏠 EPC Rating D



Tucked away in a quiet cul-de-sac within the popular village of Heddington, this attractive four-bedroom detached family home enjoys an enviable position with far-reaching countryside views.

The internal accommodation is well laid out and offers excellent versatility for modern family living. The ground floor comprises a spacious dual-aspect reception room with French doors opening to the garden, a separate dining room with bay window, and a generous kitchen/breakfast room. A useful utility room and downstairs cloakroom add to the practicality of the layout, with direct internal access to the integral double garage—offering potential for conversion (subject to consents).

Upstairs, there are four well-proportioned bedrooms, including a bright and spacious principal bedroom with en-suite shower room and fitted wardrobes. The further 3-bedrooms are well-proportioned and serviced by a modern family bathroom.

Externally, the property benefits from a double garage, driveway parking and an enclosed rear garden that backs directly onto open countryside—offering a wonderful sense of privacy and space. The garden is largely laid to lawn with a patio area ideal for outdoor dining and relaxation.

Heddington is a highly regarded village offering a thriving community with a popular primary school and excellent access to nearby towns and transport links. This is a fantastic opportunity to secure a well-balanced, detached home in a desirable rural location.

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 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. We are advised that mains electricity, water and drainage are connected.

Tenure: Freehold

EPC rating: D

Council tax band: F



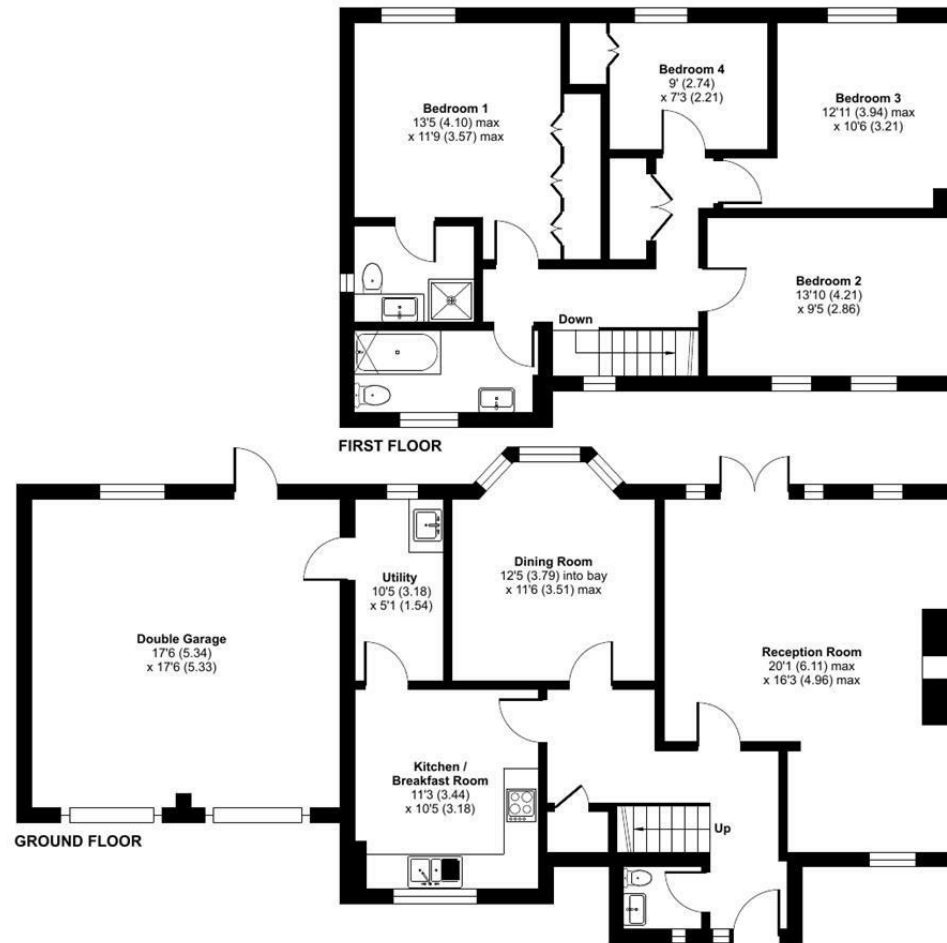
Roundway Close, Heddington, Calne, SN11

Approximate Area = 1451 sq ft / 134.8 sq m

Garage = 306 sq ft / 28.4 sq m

Total = 1757 sq ft / 163.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Strakers. REF: 1300220

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