

OVER 30
YEARS OF
MOVING
PEOPLE

ATWELL
MARTIN
ESTATE AGENTS



The Turnpike, Calne SN11 0PA

Offers in the region of

A small holding situated on the edge of the popular village of Heddington consisting of a two/three bedroom chalet style bungalow, approximately two acres of pasture, stables, large barn and ménage. Currently used as equestrian facility approximately 50 yards from bridleway, by-ways and many miles of off road tracks.

Situation Heddington

Gore Farm is situated on the outskirts of the village of Heddington, approximately 5 miles from the Wiltshire market town of Calne, village amenities include a thriving village school and pre-school and a popular village public house. Calne is an expanding north Wiltshire town within easy travelling distance of nearby larger centres which include Chippenham (6 miles) and Swindon (18 miles). Junctions 16 and 17 of the M4 Motorway are both easily accessible from the town, whilst a mainline railway station at Chippenham provides regular services to London Paddington. For those with recreational interests there are golf courses at Chippenham (North Wilts) and Bowood, horse riding at Hampsley Hollow and fishing and walks at Blackland Lakes. There are also the archaeological sites of Avebury Stone Circle, Kennet Long Barrow and Silbury Hill within easy travelling distance.

The Accommodation

The accommodation is arranged as follows:

Kitchen/Dining Room 7.09m x 4.24m (23'3 x 13'11)

Upvc double glazed door and window to front. Fitted kitchen offering a range of wall and base units with worktops over, sink with mixer taps. Integrated electric oven and five burner hob with matching stainless steel cooker hood. Space & plumbing for dishwasher and American style Fridge/Freezer, feature fireplace with log burning stove, tiled flooring, underfloor heating.

Boot Room/Bedroom Three 4.29m x 2.18m (14'1 x 7'2)

Upvc double glazed window to rear, doors to kitchen & living room. Built in cupboard housing Calor gas central heating boiler. Radiator, tiled flooring.

Family Bathroom 2.49m x 1.98m (8'2 x 6'6)

Obscured Upvc double glazed window to rear, fitted with a three piece suite comprising corner whirlpool bath, vanity style wash hand basin with storage cupboard, low level WC. Tiled flooring, radiator, underfloor heating.

Living Room 4.62m x 4.32m (15'2 x 14'2)

Upvc double glazed window to front, French door to garden. Stairs to first floor landing, radiator.

First Floor Landing

Access to attic space, doors to bedrooms, velux window with bespoke stained glass.

Bedroom One 4.80m into eaves x 4.52m (15'9 into eaves x 14'10)

Triple aspect with Upvc window to front, velux to rear and French doors to Balcony with countryside views. Built in wardrobes, wooden flooring, doors to en suite shower room.

En Suite 2.44m x 1.91m (8'0 x 6'3)

Velux window to rear, fitted with a three piece suite comprising double shower cubicle, vanity style wash hand basin with storage below, low level WC. Heated towel rail, tiled flooring.



Bedroom Two 4.80m into eaves x 3.23m (15'9 into eaves x 10'7)

Upvc double glazed windows to front & side, wooden flooring, built in wardrobes.

Gardens

Gardens to both sides of the property mainly laid to lawn with mature shrubs and trees, vegetable garden with raised beds and greenhouse.

Gated Driveway

Gated access with driveway leading to property and outbuildings, bordered by a range of fruit trees.

Outbuildings

The outbuilding consist of a large barn with hay loft on first floor, secure tack room, and two stables with power & light.

Paddocks

Fully enclosed paddocks totalling approximately two acres, accessed via five bar gates.

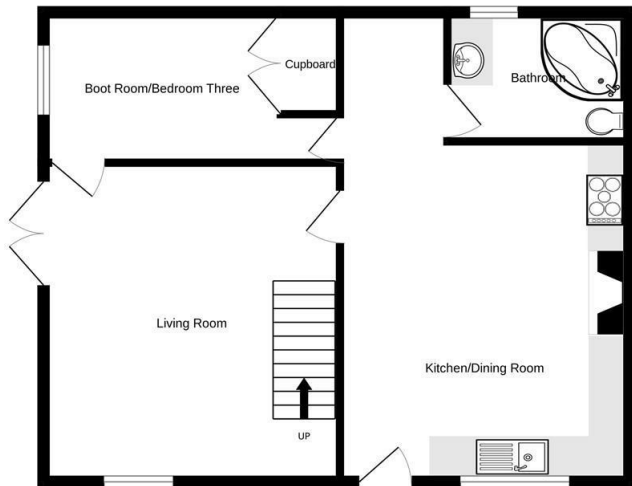
Ménage 38.00m x 7.01m (124'8 x 23)

Fully enclosed ménage.

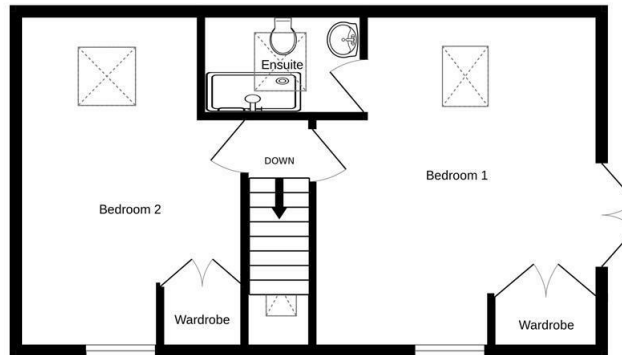
Council Tax

Council tax band D

GROUND FLOOR
617 sq.ft. (57.3 sq.m.) approx.

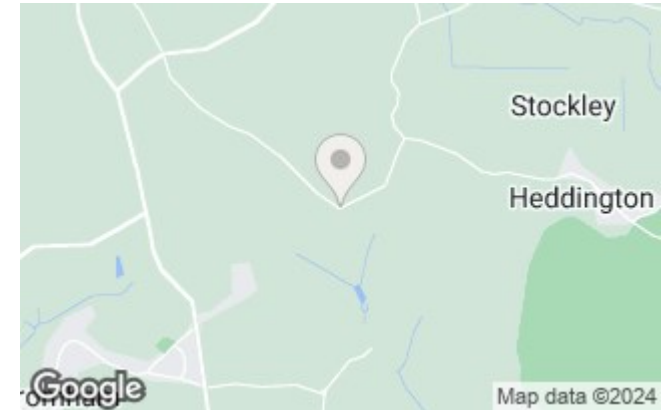


1ST FLOOR
451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA : 1067 sq.ft. (99.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		44	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

