



Stockley Road, Calne
£895,000



Placed in a gorgeous rural location and offering around 2,348 sq ft (218.2 sq m) of accommodation that offers great flexibility and opportunity. The home has a separate one bedroom annex that is perfect for a relative, home working or as a rental (perfect taking into account tourism in the area). This home dates back to the 1700's and is set in grounds of just under half an acre-0.44. The main house has a magnificent triple aspect living room supported by a separate dining room, fitted dining kitchen and a generous snug/office. The ground floor annex gives you a utility(kitchenette) living room, shower room and a double bedroom. The first floor gives you three large double bedrooms, vaulted landing and a four piece bathroom. The exterior offers multiple parking plus a double garage with workshop behind. The gardens are organised to offer areas of different character, good privacy and the bonus of a bespoke built summer house/office at the end of the garden. Breath taking views from many parts of the home and gardens.



THE VILLAGE

Heddington Village is placed in one of Wiltshire's most idyllic countryside locations. Known for wonderful country walks and equine pursuits. Local primary school and 'The Ivy' village public house (known for good food) are all within easy walk. Close by is the local parish church of St Andrew which dates back to the 13th Century. Placed between Calne and Devizes, not far from the A4 offering routes to Marlborough and the M4 eastbound. The area is steeped in history with Cherhill White Horse and Historic Avebury a few minutes drive away. The Battle of Roundway Down (1643) was fought nearby and Heddington has the wonderful backdrop of Roundway Hill..

ACCESS & AREAS CLOSE BY

To the east you pass Cherhill White Horse, Historic Avebury and then to Marlborough. This route also takes you to the M4 eastbound to London. To the west is Calne, steeped in history, the home of Wiltshire Ham and the discovery of Oxygen. Further west is Chippenham, Bath and the M4 westbound. A short trip south takes you to North Wilts Golf Course, a Nature Reserve and Devizes- famous for Caen Hill Locks and canal. North through Avebury takes you to Swindon and the M4 again.

THE HOME

The home is placed on a private lane and enjoys wonderful views. An outline of the home in a little more detail is as follows;

GROUND FLOOR ACCOMMODATION

From a pretty porch you enter into a large dining space with access to the snug/office and a wide opening to quality fitted dining kitchen (perfect for interaction).. The snug, with frieplace, leads you to an inner lobby and annex plus the stunning living room. The living room has a triple aspect with wonderful views out over the landscaped gardens. Period features include an old bread oven, Inglenook (ornamental) , leaded light effect windows, exposed brickwork and beams. Sizes as follows;

DINING SPACE

14'10 x 11'10 (4.52m x 3.61m)

DINING KITCHEN

16'3 x 11' (4.95m x 3.35m)

SNUG/OFFICE

13'6 x 12'10 (4.11m x 3.91m)

TRIPLE ASPECT SITTING ROOM

26' x 15'9 (7.92m x 4.80m)

THE ANNEX

With a separate entrance door this space is ideal for home working, relative/teenage or as a rental opportunity. The area is steeped in History and is filled with tourist attractions. A great base for holiday lettings. There is the bonus of far reaching rural views. You enter into a utility/small kitchenette. This then leads to a living room with access to a separate shower room. Finally there is a generous double bedroom. Sizes as follows;

UTILITY KITCHENETTE

7'6 x 7'5 (2.29m x 2.26m)

ANNEX LIVING ROOM

13' x 8' (3.96m x 2.44m)

SHOWER ROOM

5' x 4'6 (1.52m x 1.37m)

ANNEX BEDROOM

11' x 7'9 (3.35m x 2.36m)

FIRST FLOOR ACCOMMODATION

From the staircase you arrive at a very impressive landing with vaulted ceiling, exposed beams and stone walls. Access to the bedrooms. The second bedroom gives you extensive storage, wardrobes, a vaulted 9ft ceiling and room for a super king size bed. Bedroom three is an excellent double room. The master bedroom is placed away from the other bedrooms off a half landing is close to the large four

piece family bathroom. Another excellent bedroom with room for a super king size bed and further furniture. All the bedrooms offer impressive views. Sizes as follows;

MASTER BEDROOM

13'10 x 12' (4.22m x 3.66m)

BEDROOM TWO

14'6 x 11'6 (4.42m x 3.51m)

BEDROOM THREE

12' x 9'3 (3.66m x 2.82m)

FOUR PIECE BATHROOM

11'6 x 7'1 (3.51m x 2.16m)

DOUBLE GARAGE, WORKSHOP & PARKING

To the side of the home is a large double garage with a workshop placed behind. There is the ability to park numerous vehicles and there is a further space for a vehicle on the other side of the home.

GARAGE SIZE APPROX

19' x 17'6 (5.79m x 5.33m)

THE GROUNDS

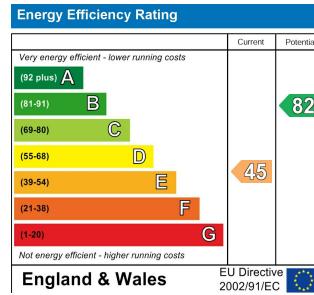
The gardens are an absolute joy. Adjacent to the home is a extensive patio area that is perfect for outside dining and entertaining. A screened walkway gives natural divides to different parts of the garden. The garden has cultivation areas, areas to outside dine and barbeque, lawns for recreation and a summer house office with vaulted ceiling at the very end. There is an abundance of mature planting, ornamental trees and all with a stunning rural back drop. There is a wonderful Horse Chestnut tree in particular with a TPO of course.

SUMMER HOUSE

9'8 x 8'9 (2.95m x 2.67m)







Directions: For exact location and details on how to view please contact Butfield Breach on 01249 821110

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