



Home Farm Close, Heddington
£535,000



Set in the attractive and highly desirable village of Heddington, this much-loved family home offers generous living space throughout.

Upon entering, you are greeted by a wide and inviting hallway that leads to the spacious ground floor accommodation. The dual-aspect living room, complete with a cozy wood burner. The fitted kitchen seamlessly connects to the dining room, creating an ideal space for entertaining, while a separate snug/office offers a versatile extra reception room. A convenient cloakroom completes the ground floor.

Upstairs, there are four well-proportioned bedrooms, with the spacious principal suite benefiting from an en-suite shower room and a dedicated dressing area. The three remaining bedrooms are served by a beautifully designed four-piece family bathroom, featuring a roll-top bath.

Outside, the enclosed and thoughtfully landscaped garden offers a private and peaceful setting. The property also benefits from a garage, parking, oil central heating, and double glazing.



LOCATION

A charming and vibrant village steeped in history and character, offering a great community spirit. From Neolithic long barrows to a beautiful 13th-century church, the village has an abundance of bridle and walking trails. The well-regarded pre and primary school is a cornerstone of the community, while a traditional thatched pub is in the process of being bought as a community-run pub.

Despite its convenient access to the A4, with routes to Marlborough, Bath, and Devizes, the village remains blissfully peaceful, a true hidden gem in Wiltshire.

THE HOME

Turning into Home Farm Close, there are superb country walks from the front door, as well as being within walking distance of the excellent village hall, church, public house, and primary school. The home is outlined in further detail as follows:

ENTRANCE HALL

A charming front door opens into a spacious greeting hall with access to all ground-floor accommodation, a cloakroom, and first-floor accommodation via an open balustrade staircase. Fitted with tiled flooring and a double-glazed window.

CLOAKROOM

5'7" x 3'0" (1.70 x 0.91)

Placed off of the entrance hall with a water closet and modern vanity wash basin. Finished with matching tiled flooring and a double glazed window. A window to the front.

LIVING ROOM

20'0" x 11'9" (6.10 x 3.58)

A spacious dual-aspect lounge with a wood burner and a rustic wood beam mantel as its focal point. Double patio doors open to the rear garden, while a double-glazed window at the front allows for plenty of natural light. The room is fitted with carpeted flooring and features a glass-panelled door leading to the entrance hall.

SNUG / OFFICE

9'7" x 8'9" (2.92m x 2.67m)

A brilliant extra reception room ideal for multiple uses. Accessed via the entrance hall with a window overlooking the rear garden.

KITCHEN

14'4" x 9'7" (4.37 x 2.92)

A spacious kitchen fitted with a range of wall and base cabinets, including convenient pan drawers. Integrated appliances include a chest-height oven and grill, an electric hob with an extractor hood, and a sink with a drainer positioned under a window overlooking the garden. There is space for a washing machine, dishwasher, and a tall fridge freezer. The boiler is neatly housed in one corner. The kitchen is finished with tiled flooring, a panelled splashback, and spotlighting. Doors lead to the dining room and hallway.

DINING ROOM

10 x 9'7" (3.05m x 2.92m)

Conveniently located adjoining the kitchen and ideal for entertaining, there is space for a table as well as display furniture. A window looks over the pretty front garden and a door opens to the side passageway.

FIRST FLOOR LANDING

Doors open to all four bedrooms and the family bathroom. With fitted carpet and access to a large loft space.

MASTER BEDROOM

11'9" x 11'9" (3.58 x 3.58)

An excellent master bedroom with space for a king-size bed plus bedside tables and further storage furniture. A door opens into the dressing room and en-suite.

Wood effect flooring and a double glazed window to the front.

DRESSING ROOM & ENSUITE

7'10" x 5'2" (dressing) 6'2" x 5'0" (ensuite) (2.39 x 1.57 (dressing) 1.88 x 1.52 (ensuite))

Adjacent to the master bedroom is the dressing room. A large bank of mirror-fronted fitted wardrobes offers

ample storage. A door leads to the en-suite, which includes a shower cubicle, a water closet, and a vanity wash basin. The space is finished with half-wall tiling and features a double-glazed window with privacy glass.

BEDROOM TWO

14'8" x 7'10" (4.47 x 2.39)

Another generous double with space for a super king-size bed if required. The layout offers natural space for wardrobes, dressers, and other furnishings. Fitted with a double glazed window and laminate flooring.

BEDROOM THREE

12'0" x 9'7" (3.66 x 2.92)

A further double bedroom with fitted carpets and a double glazed window.

BEDROOM FOUR

8'10" x 8'2" (2.69 x 2.49)

The smallest of the four but still an ample double room, currently used as a large study with laminate flooring and a double glazed window.

FAMILY BATHROOM

8'7" x 7'9" (2.62 x 2.36)

A four piece bathroom suite with a corner shower cubicle finished with modern subway tiling, claw-foot bath, concealed cistern water closet, and matching vanity wash basin. Finished with tiled flooring and a double glazed window with privacy glass.

GARDENS

The front garden has been beautifully landscaped and planted to offer year-round interest and curb appeal. There is an access path to the side of the home leading to an excellent size rear garden, which has been landscaped to offer a seating area for entertaining and lounging. There is a shaped lawn and a pond with mature shrubs and trees to the borders. A further gate leads to the rear parking and garage.

GARAGE & PARKING

The garage is placed to the rear of the home with an up-and-over door and parking to the front. There is also parking available to the front of the property.







Total area: approx. 149.7 sq. metres (1611.1 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		66
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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

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