



Heddington Heights, Heddington
Asking Price £369,995



A charming three bedroom semi detached home placed in a cul-de-sac in the sought after country village of Heddington. A lane leads up to a gravel drive which allows parking for multiple vehicles. The first floor of the home features a family bathroom and three double bedrooms with the master being en-suite. The ground floor benefits from a living room with open fireplace, a dining kitchen, utility room, cloakroom and an integral garage. French doors lead from the dining kitchen to a patio area beneath a veranda. The garden beyond the patio has been well laid out with many hidden areas to lounge and enjoy the finer weather during the warmer months. Within a short walking distance are all of the amenities that Heddington village has to offer.



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. Placed between Calne and Devizes not far from the A4 offering routes to Marlborough and the M4. The area is steeped in history with Cherhill White Horse, Historic Avebury a few minutes drive away. The Battle of Roundway Down (1643) was fought nearby.

ENTRANCE HALL

Upon entry to the home an entrance hall leads to the living room and stairs rise to the first floor landing.

LIVING ROOM

13'11 x 12'2 (4.24m x 3.71m)

The living room allows space for multiple sofas and further living room furniture. The focal point of the space is an open fireplace. A bay window

views out over the front garden. A door leads to the dining kitchen.

DINING KITCHEN

15'5 x 9'8 (4.70m x 2.95m)

The kitchen comprises of matching wall and base cabinets with an inset sink and a half with drainer. Integrated there is an electric oven and hob, fridge and a dishwasher. A natural area allows for a dining table and chairs. French doors open onto the rear garden patio and a further door leads to the utility room. Tiled flooring.

UTILITY ROOM

7'9 x 5' (2.36m x 1.52m)

The utility room leads to the cloakroom, integrated garage and a further door leads to the rear garden patio. The room there are base cabinets with a

worktop. Inset to the worktop is a sink with drainer. Space with plumbing allows for a washing machine and a fridge freezer. Tiled floor.

CLOAKROOM

4'9 x 4'7 (1.45m x 1.40m)

The cloakroom consists of a wash basin and water closet. A window with privacy glass opens to the side of the home.

FIRST FLOOR LANDING

The first floor landing leads to all three double bedrooms and the family bathroom.

MASTER BEDROOM

12'7 x 12'2 (3.84m x 3.71m)

The master bedroom will allow a king size bed and further bedroom furniture. A door leads to the master en-suite.

MASTER EN-SUITE

The master en-suite comprises of a wash basin, water closet and shower cubicle. A window with privacy glass opens to the front of the home.

BEDROOM TWO

16'4 x 7'10 (4.98m x 2.39m)

Bedroom two will allow a double bed and further bedroom furniture. A Velux window views out over the rear garden and allows plenty light to fill the space.

BEDROOM THREE

9'5 x 8'8 (2.87m x 2.64m)

Bedroom three will allow a double bed and further bedroom furniture. A window views out over the rear garden and the countryside beyond.

FAMILY BATHROOM

6'5 x 6' (1.96m x 1.83m)

The family bathroom features a bath with shower, water closet and wash basin.

EXTERNAL

REAR GARDEN

A fantastic, mature rear garden. Adjacent to the dining kitchen is a patio area which is covered by a veranda. Ideal for outdoor dining and lounging. Beyond the patio paths lead to different areas in this mature, tiered garden. A path leads down the side of the home giving access to the front drive/garden.

FRONT GARDEN

The front garden is mainly shingled for the parking. To to the edges of the parking area there are areas for planting.

PARKING

A gravel laid area allows off road parking for multiple vehicles.

GARAGE

14'6 x 7'11 (4.42m x 2.41m)

A single garage with power and light. Accessed via either an up and over door to the front or an integrated door from the utility room.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			<div style="text-align: center;"> 83 </div>
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(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			
(92-100) A			<div style="text-align: center;"> 79 </div>
(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	

Directions: For exact location please contact Butfield Breach on 01249 821 110.

