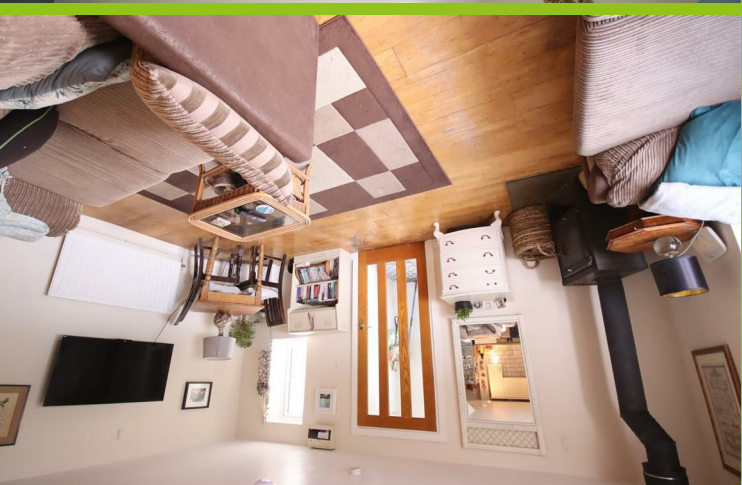
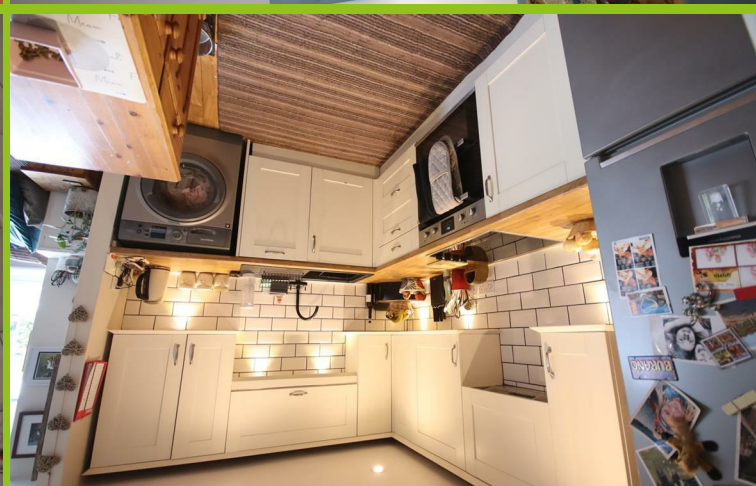
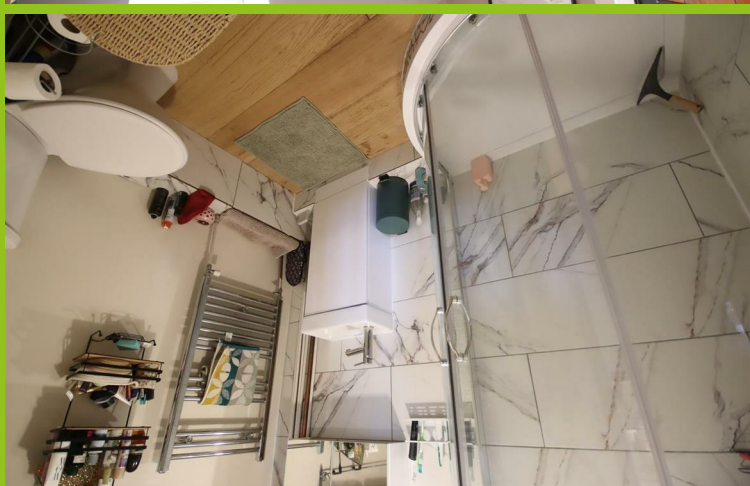




# Post House Cottage, Heddington, Calne, SN11 0PH

A delightful, well presented two bedroom cottage ideally situated in the heart of this sought after village. The ground floor accommodation offers a useful entrance porch offering plenty of space for coats and shoes which then opens into a light and airy open plan living space with a large bay window, wood burning stove and Oak flooring, a modern well appointed kitchen with built-in oven, hob and slimline dishwasher and modern shower room. The first floor has a master bedroom with built-in wardrobes and drawers with a window seat to make the most of the views and a second bedroom with built-in cupboards. Other benefits include double glazing and radiator central heating with electric boiler. There is a courtyard garden to the side of the property and an allocated parking space.

## Situation

Heddington village is delightfully situated in the heart of the Wiltshire countryside in an area renowned for its picturesque downland views, wonderful country walks and Equine pursuits. The village offers a primary school, village hall and church. Historic places such as Roundway Down, Cherhill White Horse and Monument, historic Avebury, Lacock and Bowood House are all within close proximity. The village enjoys that feeling of being off the beaten track yet is within a short drive of Calne, Devizes and Chippenham with mainline rail station (London Paddington, just over one hour). The area offers a comprehensive range of amenities to include quality state and private schools, quality golf courses and many other leisure facilities close by.

## Accommodation Comprising:

Composite entrance door to:

## Entrance Porch

uPVC double glazed window to side. Wood laminate flooring. Part glazed Oak door to:

## Sitting/Dining Room

Large uPVC double glazed bay window to front. uPVC double glazed window to side. Two radiators. Stairs to first floor. Oak flooring. Cast iron wood burning stove. Opening through to:

## Kitchen

Range of drawer and cupboard base units with matching wall mounted cupboards with under unit lighting. Worksurfaces with tiled splashbacks and inset single bowl single drainer stainless steel sink unit with mixer tap. Built-in electric hob and double oven. Integrated slimline dishwasher. Space and plumbing for washing machine. Space for fridge/freezer. Spotlights. Door to:

## Shower Room

Corner shower cubicle with electric shower. Vanity wash basin with chrome mixer tap and cupboard under. Corner close coupled WC. Tiling to principal areas. Oak flooring. Electric towel rail.

## First Floor Landing

Doors to:

## Bedroom One

Sealed unit double glazed window to front with window seat and views. Radiator. Built-in wardrobes.

## Bedroom Two

Skylight. Radiator. Built-in cupboards.

## Outside

## Courtyard

Outside courtyard garden with useful store room.

## Parking

There is an allocated parking space to the rear of the property as well as on road parking to the front.

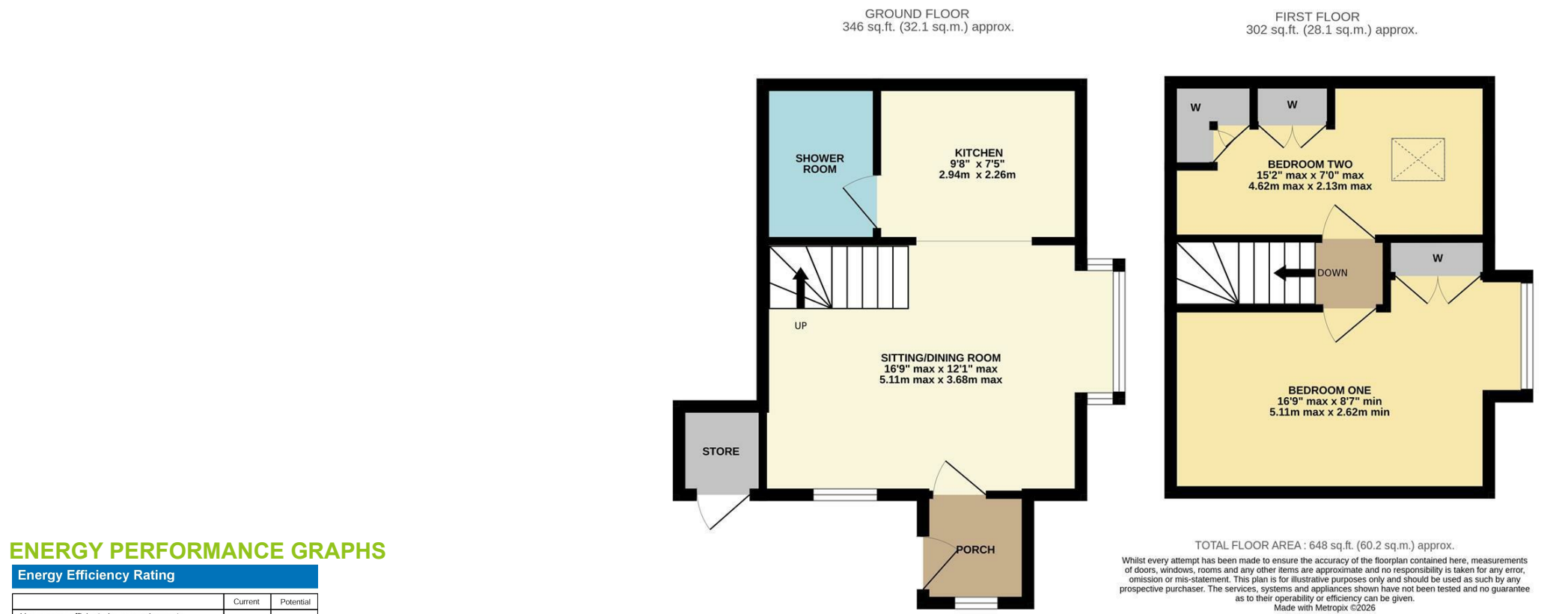
## Directions

From Chippenham take the A4 towards Calne and after c.2 miles bear left onto the A342 Devizes Road. Pass through picturesque Sandy Lane and turn left onto the A3102. Take the first turning on the right to Heddington and follow this road into the village. The property will then be found on the right hand side opposite the Village Hall.

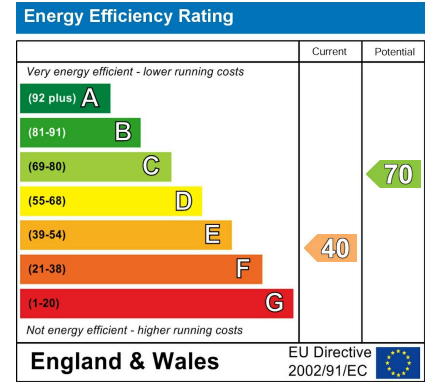
## GOODMAN WARREN BECK

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£249,950



## ENERGY PERFORMANCE GRAPHS



Council Tax Band: A

Tenure: Freehold

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