



4 BEDROOM CHARACTER PROPERTY | STOCKLEY ROAD, SN11 | GUIDE PRICE £950,000



## DESCRIPTION

Harley Cottage is a wonderful thatched period home which has been lovingly restored and looked after by the current owners. Surrounded by untouched open countryside with stunning views from nearly every window, this substantial family home is sure to impress.

On the ground floor there is a farmhouse style kitchen, separate dining room, 26ft Sitting room with a large feature fireplace, a snug / second sitting room, a downstairs shower room, separate utility room, home office and the fourth bedroom / hobby this space has also been used as a one bedroom annex in the past, perfect for co-living, visiting guests, parents and independent young adults requiring their own space. Upstairs there are three more double bedrooms, two of which have built in wardrobes and a lovely family bathroom with a separate shower.

The fantastic views from every window upstairs are incredible and will surely captivate any buyer. Outside and to the rear is a desirable sandstone patio which leads through to a fabulous well-established garden with outstanding vistas, lots of different areas to entertain and to grow your own produce, lawned spaces and a home office for anyone looking to work from home but feel far enough away from family life if required.

There is ample off-road parking, a double garage and workshop all within easy level walking distance of the property.

All in all, a highly desirable family home in a rare and truly prime location.

Heddington is a pretty village located midway between the market towns of Calne to the North and Devizes to the South. Nearby Chippenham offers a more comprehensive range of shopping and leisure facilities with the additional benefit of a mainline rail station providing access to London Paddington in just over an hour. The property has views towards the National Trust owned Calstone and Cherhill Downs, with





stunning countryside walks on the doorstep across beautiful chalk downlands. Further benefits Heddington include the superb Ivy Inn, a picturesque 15th century village local and the highly regarded Heddington Church of England Primary School which is rated "Good" by OFSTED.

Tenure: Freehold

Local Authority: Wiltshire Council

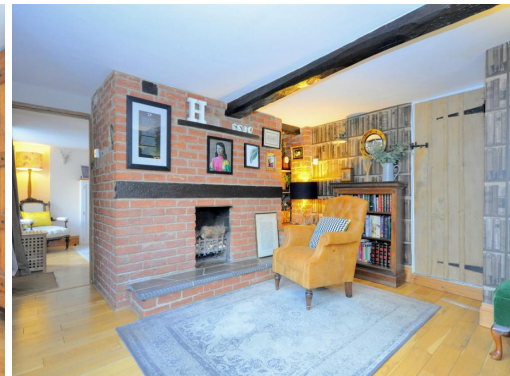
Council Tax Band: F

EPC Rating: E

Mains electricity, drainage and water connected. Oil fired central heating.

## KEY FEATURES

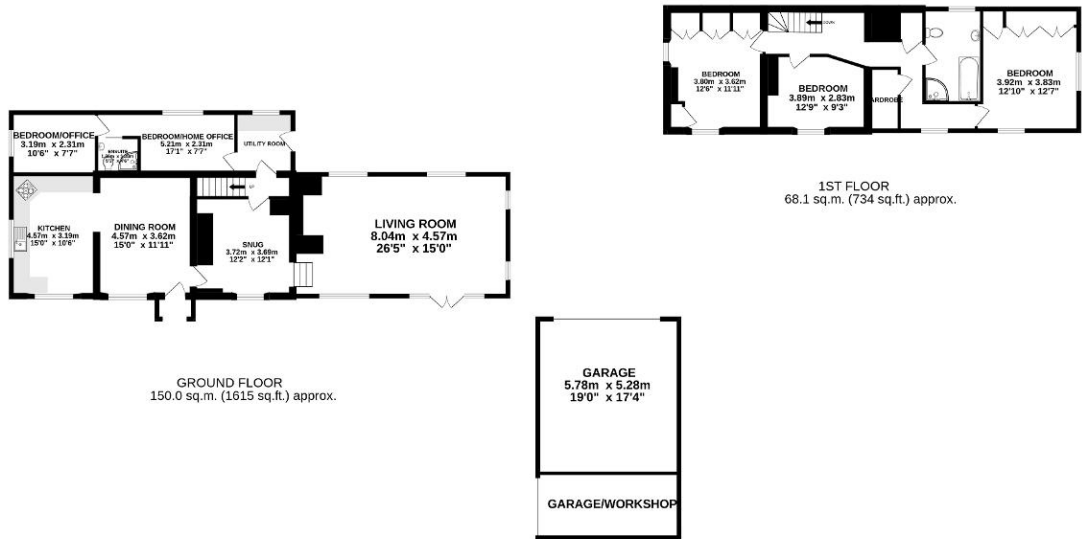
- Highly desirable and rare location
- Four bedroom detached family home
- Farmhouse style kitchen & dining room
- Family bathroom
- Double garage & Workshop
- Incredible open countryside views
- 26ft Sitting room with feature fireplace
- Snug, Downstairs Shower room and office
- Resting within 0.44 acres of gardens
- Home office at the bottom of the garden











TOTAL FLOOR AREA : 218.2 sq.m. (2348 sq.ft.) 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.

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ENERGY EFFICIENCY

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C		
55-68	D		
39-54	E	45   E	
21-38	F		
1-20	G		

DISCLAIMER

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.

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