





Set in 0.88 acres with 4.2 acres (by separate negotiation) and sitting in a stunning rural position with far reaching rural views towards 'Heddington Steps', a substantial newly built 5,000 sq ft (of total space) 5 bedroom detached house, with a treble garage and self-contained one bedroom annex/studio, private gravel drive and gardens. Of particular note is the size of the house, the expansive rooms, the stunning position, the annex and option for land. Pook Corner Farm is approached through a timber gate and via a private gravel drive which leads up to the house and treble garage and annex.

The house has been recently constructed, and is ready to occupy bar the floor finishes.

The front door leads into a sizeable porch/hall, to the left there is a WC and to the right, an office/study. Straight ahead is a substantial light and airy sitting room, with high ceilings and an open brick built fire and three sets of French windows looking over the land to the front and with views toward the hills in the distance. To the Northerly end of the ground floor, there are three double bedrooms, one of which has an en-suite shower room and dressing room, there are two further bedrooms and a large family bathroom. To the Southerly end of the ground floor there is a kitchen/breakfast room, with space for a large family table, ample fitted units, granite work surfaces and island unit, two AEG chest height ovens, an integral coffee machine and microwave, 5 ring induction hob. There is space for a large American style fridge freezer and dishwasher. Beyond the kitchen is the utility room, with a sink unit, fitted units and space for both a washing machine and tumble drier. There is also a large dining room which sits adjacent to the kitchen.

The first floor has two expansive and spacious double bedrooms, both with a dressing room and en-suite shower



room. There is extensive storage provided in the eaves.

There is a large galleried void area between the two bedrooms which would lend itself to a number of uses. Next to the house there is a detached treble garage with a studio/annex behind. The studio has a kitchen with fitted units, an electric oven and also a WC/ shower room. The gardens are well maintained and laid predominantly to lawn.

There is a rectangular block of four acres of permanent pasture immediately opposite the rear entrance to Pook Corner Farm. This is available by separate negotiation. The equestrian opportunities/hacking immediately from the property is considered to be good, with many other equestrian occupiers in the area.

Distances:

Calne (extensive local and national retailers - 4 miles

Chippenham, mainline to London Paddington - 8.5 miles

Avebury historic site - 10 miles

Royal Wootton Bassett, junction 16 M4 - 14 miles

Marlborough - 16 miles

Bath - under 20 miles

The nearest town is Calne, which has an extensive range of both National and local retailers, eateries, sports centers, indoor swimming pool, contemporary public library. Calne also has both private and state primary and secondary schools and schooling for all ages.

DISCLAIMER

These particulars have been prepared with the utmost care but their accuracy including text, measurements, photographs and plans is for the guidance only of prospective purchasers and must not be relied upon as statements of fact. Their accuracy is not guaranteed. Descriptions are provided in good faith representing the opinion of the vendors' agents and should not be construed as statements of fact. Nothing in these particulars shall be deemed to imply that the property is in good condition or otherwise,



nor that any services, facilities, fixtures and fittings are in good working order. These particulars do not constitute part of any offer or contract.

Every effort has been taken to ensure that all statements contained within these particulars are factually correct. However, if applicants are uncertain about any relevant point, they are advised to ring this office for clarification. By doing so they may save themselves an unnecessary journey. All measurements given are approximate and are wall to wall unless stated otherwise.

Viewing strictly through sole agents Kidson-Trigg

01793 781937



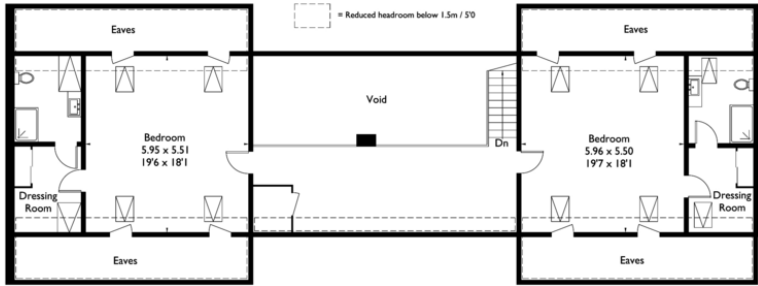
Pooks Corner Farm Heddington, Calne, SN11 0PF

Approximate Gross Internal Area = 372.9 sq m / 4014 sq ft

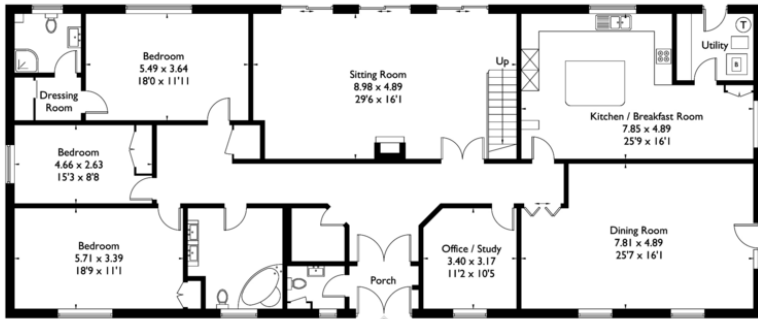
Outbuilding = 93.3 sq m / 1004 sq ft

Total = 466.2 sq m / 5018 sq ft

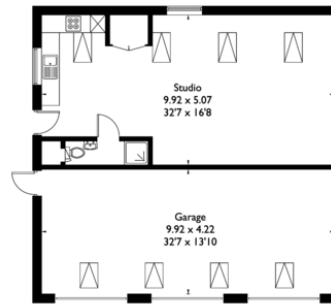
(Including Garage / Porch / Excluding Eaves / Void)



First Floor



Ground Floor



Outbuilding

(Not Shown In Actual Location / Orientation)

FLOORPLANZ © 2018 0203 9056099 Ref: 219562

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



4.2 acres (by separate negotiation)

New Build set in 0.88 acre

5,000 sq ft of total space

5 bedrooms (3 en-suite bathroom)

Treble garage

Equestrian

Once bedroom annex/studio

Edge of village location

Far reach rural views

Stunning position

Calne 4 miles