



Heritage Farm Close is an exclusive development built around 2010 by the Bastion group in the old Farm grounds in the popular village of Hardingsstone. Surrounding the old barn conversion is this delightful three bedroom stone built property with modern interiors. The ground floor has a well appointed kitchen, spacious lounge diner, cloakroom WC and storage cupboard and the first floor includes three bedrooms and family bathroom. The rear garden is enclosed and there is a tandem length driveway for off road parking. This home is ideal for a first time buyer, down-sizer or investor and is sold with no onward chain.

Owners can enjoy the proximity to Brackmills country park which is a short walk away and the village of Hardingsstone is lined with characterful homes and buildings, with the high street offering a Post Office, two village pubs, Indian takeaway and an all day convenience store. Also accessible are walk ways to Cherry Orchard and Brackmills industrial estate. There is an established primary school and a village hall that hosts many clubs for all ages and interests. This village has a real sense of community and will be very welcoming for any new owner.

**Hardingsstone - £325,000**

[www.merrys.co.uk](http://www.merrys.co.uk)