





📍 14 The Prestleigh Kempster's Reach, Off High Street, Worton, Wiltshire, SN10 5RZ

🏠 Guide Price £725,000

A magnificent 5 bedroom detached family home situated on the edge of the popular village of Worton, boasting countryside views and open plan living.

- 5 Bedroom, Detached Family Home
- Double Garage
- Countryside Views
- Open Plan Kitchen/Dining Family Room
- 2 Ensuite Shower Rooms
- Lounge
- Separate Utility Room
- 'A' RATED Energy Efficient Zero Carbon Homes
- FLOORING INCLUDED
- No Chain!

🏡 Freehold

🏠 EPC Rating A





PLEASE CALL STRAKERS TO BOOK AN APPOINTMENT ON 01380 723451.

This superb ZERO CARBON 5 bedroom detached home details outstanding countryside views with an open plan kitchen/dining area and family room, complete with feature island and sun lounge providing a full height panoramic view of the garden. Upstairs, both bedrooms 1 and 2 boast ensuite shower rooms.

#### **Situation**

A discreet development in keeping with the local area, Kempster's Reach is situated conveniently close to the two hubs of the community; the village hall and Rose and Crown pub. The latter is a Grade II listed building, a wonderful base featuring live music and a beer festival, and from which activities and trips are planned. Immersing yourself outdoors is at the core of village life, thanks largely to all the open spaces. The development itself has a generous open space with a meandering pathway through, while there are natural walks, wildlife and cycle pathways all around.

Worton is well served by roads and public travel. Both the A350 and A360 link the village to the M4 motorway, while a strong bus service connection offers excellent links to Trowbridge, Westbury and Devizes. For rail users, nearby Westbury offers direct links to London (via Paddington), the west (Bath and Bristol) and the south coast (Portsmouth and Plymouth). Those requiring international travel are approximately one hour and 10 minutes from Bristol airport. All of this can be enjoyed with the added advantage of Five Lanes Primary School in the village, rated 'Good' by Ofsted with secondary education opportunities in nearby Devizes.

#### **Example of Specification**

Air source heat pumps. Solar PV panels. EV chargers.  
Bespoke Kitchens by Peter Clinch. Quality integrated appliances including a dual eye level Neff oven and combination microwave, Neff induction hob and dishwasher.  
There is a separate cupboard for a washing machine and tumble-dryer.  
Villeroy & Boch sanitary ware. Underfloor heating to the ground floor with radiators to first floor.  
Turf to rear gardens with frontages landscaped.

#### **Agents Notice**

The internal images shown are an example of the specification used and not specific to this exact plot. They are of the show home at Kempster's Reach (Plot 1). The front photograph is of plot 14. The external images of the village are not the direct views from this development. Computer generated images are used too.



# The Prestleigh



|  |   |   |   |
|--|---|---|---|
| <b>Lounge</b><br>4.15m X 4.74m<br>13'7" X 15'6"  | <b>Bedroom 1</b><br>5.43m (max) X 6.26m (max)<br>17'10" (max) X 20'6" (max) | <b>Bedroom 3</b><br>3.55m (max) X 4.26m (max)<br>11'8" (max) X 13'11" (max) | <b>Bedroom 5</b><br>2.70m (max) X 4.26m (max)<br>8'10" (max) X 13'11" (max) |
| <b>Kitchen/Dining/Sun Lounge</b><br>6.35m (max) X 8.20m (max)<br>20'10" (max) X 26'10" (max) | <b>Bedroom 2</b><br>3.71m (max) X 4.31m (max)<br>12'2" (max) X 14'1" (max)  | <b>Bedroom 4</b><br>3.24m (max) X 4.31m (max)<br>10'7" (max) X 14'1" (max)  |   |

Disclaimer: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.