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26 Kempsters Reach, Primrose View, Worton, Devizes, Wiltshire,
SN10 5FT

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⌚ Guide Price £525,000

A high-quality 3 bedroom chalet bungalow with impressive eco features, located in the popular village of Worton near Devizes with wonderful views.

- 3 Bedroom Detached Chalet Bungalow
- Downstairs Bedroom/Study
- Double Garage and Private Driveway Parking
- Countryside Views
- Open Plan Kitchen Dining Room
- Spacious Living Room with Double Doors to the Garden
- Main Bedroom with Ensuite Shower Room and Fitted Wardrobes
- Air Source Heat Pump, Solar Panels and EV Car Charger
- Underfloor Heating Throughout
- Only ONE of this House Type Available

❖ Freehold

⑩ EPC Rating A



A stunning zero-carbon, three-double-bedroom detached chalet bungalow, enjoying wonderful countryside views. This exceptional home offers contemporary living with outstanding eco-friendly credentials throughout.

The ground floor features a spacious open-plan kitchen and dining area, complete with a dedicated cupboard for the washing machine and tumble dryer, and double doors opening onto the garden. A generous living room also features double doors leading outside. In addition, there is a versatile double bedroom on the ground floor which is ideal for use as a study or bedroom, as well as a separate modern shower room.

Upstairs, there are two further double bedrooms. The principal bedroom benefits from fitted wardrobes and an en-suite shower room, while bedroom two is served by a well-appointed modern family bathroom.

Externally, the property boasts a private, fully enclosed turfed, rear garden. Additional features include a double garage, a private driveway with parking for two cars, and an EV car-charging point.

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.

Property Information

Air source heat pumps. Solar PV panels. EV chargers.

Bespoke Kitchens by Peter Clinch. Quality integrated appliances including a Neff dual eye level oven and combination microwave, Neff induction hob and dishwasher, integrated fridge freezer and larder unit.

Villeroy & Boch sanitary ware. Underfloor heating throughout.

Turf to rear gardens with frontages landscaped.

Agents Notes

Internal images shown are of the show home at Kempster's Reach and are not specific to this exact plot but used an example of the specification. Computer Generated Images are used for the main photo. The images of the countryside are not the exact views from the development.





GROUND FLOOR



FIRST FLOOR

FLOOR PLAN KEY

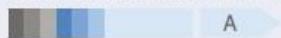
A/C	Airing cupboard	FF	Integrated fridge freezer	TD	Tumble dryer space
C	Cupboard	IB	Integrated eco bin	W	Wardrobe
CYL	Cylinder cupboard	L	Larder unit	WM	Washing machine space
DW	Dishwasher	O	Dual eye level oven and combination microwave	WO	Optional wardrobe – see Sales Consultant

Predicted Energy Assessment

ENERGY EFFICIENCY RATING



ENVIRONMENTAL IMPACT (CO₂)



Lounge

5.96m (max) x 3.49m (max)
19'6" (max) x 11'5" (max)

Kitchen/Dining

5.49m (max) x 6.37m (max)
17'0" (max) x 20'11" (max)

Bedroom 1

4.76m (max) x 4.08m (max)
15'7" (max) x 13'4" (max)

Bedroom 2

4.20m (max) x 6.15m (max)
13'9" (max) x 20'2" (max)

Bedroom 3 / Study

3.48m (max) x 3.01m (max)
11'5" (max) x 9'10" (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 firms 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.

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