



📍 18 The Prestbury Kempster's Reach, Worton,
Wiltshire, SN10 5RZ

🏠 Guide Price £585,000

Home 18 is a detached EPC 'A' Rated, Zero Carbon home, with 4-bedrooms. The home further benefits from a garage and driveway parking. Designed with lower running costs at its heart, on the edge of this popular village of Worton.

- INCENTIVES AVAILABLE - PLEASE ENQUIRE
- 4 Bedroom, Detached Home
- Contemporary Open Plan Kitchen/Dining
- Garage and Parking
- Living Room
- Utility Room
- Principle Bedroom with Ensuite and Fitted Wardrobes
- Solar PV Panels and Air Source Heat Pump
- EPC A Rating and Zero Carbon
- Flooring Included

🏡 Freehold

🏠 EPC Rating A



PLEASE CALL STRAKERS TO BOOK AN APPOINTMENT ON 01380 723451.

Home 18 is a stunning 4-bedroom detached home comprising an open plan kitchen/dining area with a feature island and a sun lounge with doors leading to the enclosed rear garden. Completing the ground floor is a separate living room and a utility room, which includes a door providing convenient access to the driveway.

Upstairs, there are 3-double bedrooms, one with an en-suite shower room and fitted wardrobes, a good sized 4th bedroom which could be used as an office and a separate family bathroom.

Externally, there are 2 tandem parking spaces and a single garage. The home further benefits from a turfed rear garden.

ALL FLOORING IS INCLUDED!

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 Neff multifunction oven with secondary oven with combination microwave, Neff induction hob and dishwasher.

Villeroy & Boch sanitary ware. Hansgrohe tapware and jet rain shower. Underfloor heating to the ground floor with radiators to first floor.

Turf to rear gardens with frontages landscaped.

Agent's Notes

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 18. The external images of the village are not the direct views from this development. Computer generated images are used on the listing too.



The Prestbury

4 BEDROOM DETACHED | PLOTS 18 & 20

FLOOR PLAN KEY

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



GROUND FLOOR

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FIRST FLOOR

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.