



📍 12 The Painswick Kempster's Reach, Off High Street, Worton, Wiltshire, SN10 5RZ

🏠 Guide Price £650,000

A superb 5 bedroom new home built to a high specification with excellent eco credentials, located in the sought after village of Worton near Devizes.

- 5 Bedroom, Detached Home
- Countryside Views
- Open Plan Kitchen/Dining Room Through To Sun Lounge
- 'A' RATED Energy Efficient Zero Carbon Homes
- Single Garage & Parking
- Corner Plot
- Principal Bedroom With En-Suite & Dressing Area
- Air Source Heat Pump and Solar Panels
- Underfloor Heating & Electric Car Charger Installed
- Flooring Included

🏡 Freehold

🏠 EPC Rating A



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This stunning ZERO CARBON five-bedroom detached home offers contemporary living with exceptional eco-friendly credentials. The ground floor features a spacious open-plan kitchen, dining, and family area, complete with a striking central island and an inviting sun lounge that provides panoramic, full-height views of the garden. A separate utility room includes convenient outdoor access, while the generous lounge offers a perfect space to relax.

Upstairs, you'll find four double bedrooms and a versatile single bedroom or home office. Bedrooms 1 and 2 benefit from their own private ensuite shower rooms, while the modern family bathroom is well-appointed to serve the remaining rooms.

Externally there is a private, fully enclosed rear garden with countryside views beyond. To the front is parking for 3x cars and a integral single garage.

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 The 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. Underfloor heating to the ground floor with radiators to first floor.

Turf to rear gardens with frontages landscaped.

Agents Note

Please note the main image is a CGI (computer generated image). Internal images shown are an example of the house type and are not specific to this exact plot. Please note that the specification was correct at the time of going to print but Newland Homes continually review their specifications and reserve the right to make any changes. Prospective purchasers are advised that the development name may not be the final postal address.



The Painswick

* Windows not included to plot 15. See Sales Consultant



GROUND FLOOR



FIRST FLOOR

| | | | |
|---|--|--|--|
| <p>Lounge 4.15m X 4.74m 13'7" X 15'6"</p> | <p>Bedroom 1 3.31m (max) X 6.26m (max) 10'10" (max) X 20'6" (max)</p> | <p>Bedroom 3 3.55m (max) X 4.26m (max) 11'8" (max) X 13'11" (max)</p> | <p>Bedroom 5 2.70m (max) X 4.26m (max) 8'10" (max) X 13'11" (max)</p> |
| <p>Kitchen/Dining/Sun Lounge 6.35m (max) X 8.18m (max) 20'10" (max) X 26'10" (max)</p> | <p>Bedroom 2 3.71m (max) X 4.31m (max) 12'2" (max) X 14'1" (max)</p> | <p>Bedroom 4 3.24m (max) X 4.31m (max) 10'7" (max) X 14'1" (max)</p> | |

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