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Plot 25 The Prestbury, Kempsters Reach, Worton, Wiltshire,
SN10 5RZ

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⑨ Plot 25 The Prestbury, Kempsters Reach, Worton, Wiltshire, SN10 5RZ

⌚ Guide Price £615,000

Home 25 is a detached EPC 'A' Rated, Zero Carbon home, with 4-bedrooms and double garage. Designed with lower running costs at its heart, on the edge of this popular village of Worton.

- 4 Bed, Detached Home
- Double Garage and Driveway Parking
- Countryside Views
- Contemporary Open Plan Kitchen/Dining
- Spacious Living Room
- Utility Room
- Principle Bedroom with Ensuite and Fitted Wardrobes
- Predicted EPC 'A' Rating and Zero Carbon
- Solar PV Panels and Air Source Heat Pump

❖ Freehold

⌚ EPC Rating



PLEASE CALL STRAKERS TO BOOK AN APPOINTMENT ON 01380 723451.

Home 25 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 is parking for 4 spaces on the private driveway and a double garage. There is the added benefit of a EV car charger. The home further benefits from a turfed rear garden.

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 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. Precited EPC 'A' Rating.

Agents Notes

The internal images shown are an example of the specification used and not specific to this exact plot. The front photograph is a CGI (computer generated image). The external images of the village are not the direct views from this development.



The Prestbury



GROUND FLOOR

FIRST FLOOR

Lounge
4.15m x 4.74m
13'7" x 15'6"

Kitchen/Dining/Sun Lounge
6.35m (max) x 8.20m (max)
20'10" (max) x 26'10" (max)

Bedroom 1
3.71m (max) x 4.53m (max)
12'2" (max) x 14'10" (max)

Bedroom 2
3.25m (max) x 4.53m (max)
10'8" (max) x 14'10" (max)

Bedroom 3
3.55m (max) x 4.27m (max)
11'8" (max) x 14'1" (max)

Bedroom 4
2.70m (max) x 3.37m (max)
8'10" (max) x 11'1" (max)

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