



📍 1 Kempster's Reach, Worton, Wiltshire, SN10 5RZ

🔗 Guide Price £749,000

This exceptional five-bedroom, zero carbon, detached home has been thoughtfully crafted for modern family living designed with lower running costs.

- THE SHOW HOME!
- No Chain
- 5 Bedroom, Detached Home
- Wardrobes in Bedroom 1, 2 and 3
- Open Plan Kitchen/Dining/Family Area
- Three Bathrooms
- All fixtures and fittings included in this Show Home
- Landscaped Garden
- Large Double Garage with EV Charging Point & Private Driveway
- Zero Carbon, Energy-Efficient Home with Lower Running Costs

🏠 Freehold

📊 EPC Rating A



JOIN US ON SATURDAY 14TH MARCH for an OPEN DAY between 11-5pm to showcase these brand new homes. PLEASE CALL STRAKERS TO BOOK AN APPOINTMENT ON 01380 723451.

Home 1 (The SHOW HOME) is a beautifully designed ZERO CARBON, 5 bedroom detached home with wonderful countryside views and IS READY TO MOVE INTO!

At the heart of the home is an impressive open-plan kitchen, dining, and family area. Featuring a Peter Clinch kitchen with a striking central island, premium NEFF integrated appliances, and a sun lounge with floor-to-ceiling panoramic garden views. A separate formal lounge offers a quieter retreat, while a utility room (freestanding washing machine and tumble drier included) and convenient downstairs WC complete the ground floor layout.

Upstairs, the spacious principal bedroom has a Juliette balcony and is complete with a wall of built-in wardrobes and a luxurious en-suite featuring a rainfall shower and separate bath. Bedroom 2 benefits from its own stylish en-suite shower room and built-in storage, while three further generously sized bedrooms (bedroom 3 has built-in wardrobes) share a high-spec family bathroom, showcasing Villeroy & Boch sanitaryware and Hansgrohe tapware throughout.

To the front, a private driveway with parking for upto 4 cars, offers convenient off-street parking, complemented by a garage equipped with power and lighting – perfect for storage, a workshop, or secure parking. As part of its eco-conscious design, the home also includes a dedicated EV charging point, supporting a greener, more sustainable lifestyle. The rear garden is fully landscaped and turfed and has a side access.

The property is heated by an air source heat pump and benefits from solar PV panels. It features underfloor heating on the ground floor and radiators on the first floor.

All flooring included throughout.

#### 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, dishwasher and freestanding washing machine and tumble drier.  
Villeroy & Boch sanitary ware.  
Underfloor heating to the ground floor with radiators to first floor.  
Landscaped front and rear garden.  
Amtico and carpet throughout  
Alarm system included in plot 1.  
All show home fixtures & fittings included - including window dressings and light fittings.



# The Prestleigh



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