



Ideal First Home!
£295,000

Winkworth



SAUNDERS MEADOW, COLLINGBOURNE DUCIS SN8 3FA



An attractive flint and brick mid terrace property in a quiet cul-de- sac, three bedrooms, two bathrooms and a garage available with NO onward chain.

Set in a cul-de-sac within the village of Collingbourne Ducis this attractive flint and brick mid terrace property is available with NO ONWARD CHAIN.

Built in early 2000 and owned from new the accommodation comprises kitchen with double oven and separate gas hob, integrated fridge freezer and space for a washing machine, living room with fireplace and french doors to the garden, cloakroom, upstairs the main bedroom is a good double with built in wardrobes and ensuite shower room, there are two further doubles and a family bathroom.

Outside there is a private rear garden with back access, to the front is a lawn area. The property benefits from a single garage.

This property could suit an investor or first-time buyer.

There is a play park in the close, and a village shop just a few minutes' walk away.





At a Glance:

- Set in a quiet cul-de-sac
- Mid terrace
- Kitchen
- Living room
- Cloakroom
- Three bedrooms, one with ensuite shower room
- Bathroom
- Garden
- Single garage, with parking in front

Services: Mains water and drainage, LPG gas heating, electric.

EPC: E

Tax band: D

Mobile coverage

- EE
- Vodafone
- Three
- O2

Broadband

- Basic18 Mbps
- Superfast80 Mbps





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		64 D
39-54	E	51 E	
21-38	F		
1-20	G		

Collingbourne Ducis itself abuts Salisbury Plain in Wiltshire. It has a small range of local facilities including a primary school, post office, general store, a beautiful church as well as two great local pubs, and 'Gastro Nick's' independent local delicatessen which offers woodfired pizza evenings and a range of fine foods. The nearby village of Pewsey provides a wider range of shops (with a large Co-op), doctors' surgery, dentists, gym & sports centre, and a railway station (Paddington approx. 65 minutes) whilst approximately 8 miles north is the vibrant market town of Marlborough with its historic High Street and bustling coffee culture. The surrounding downland countryside is ideal for walking and riding with numerous footpaths and bridleways around the village, through Collingbourne Woods and across Salisbury Plain. The M4 and the A303 link road are also within easy reach.



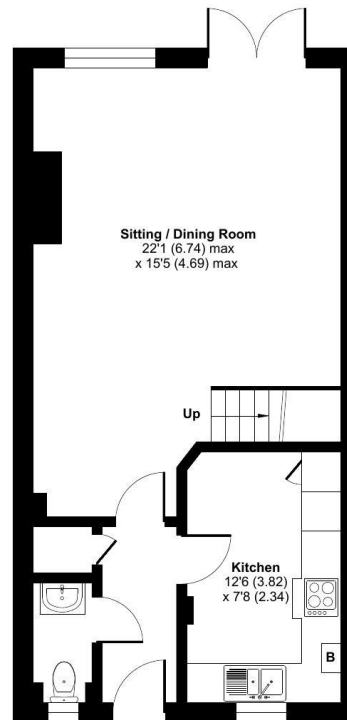
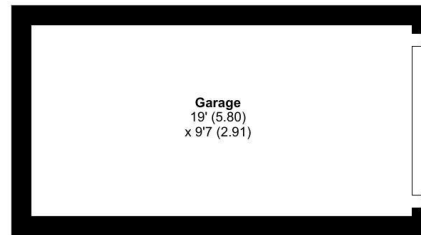
Collingbourne Ducis, Marlborough, SN8

Approximate Area = 976 sq ft / 90.6 sq m

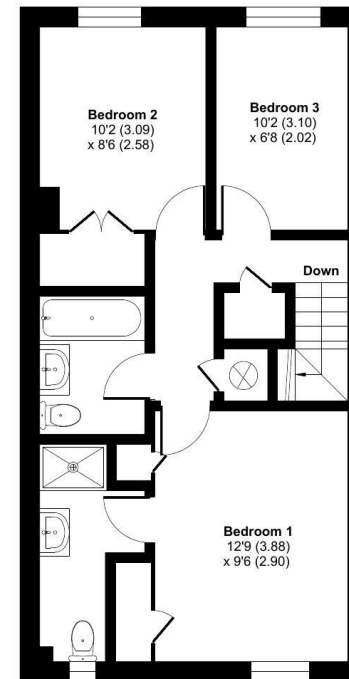
Garage = 182 sq ft / 16.9 sq m

Total = 1158 sq ft / 107.5 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Rutherford Property Limited. REF: 1512390