



Village Life!
£625,000

Winkworth



LUDGERSHALL ROAD, COLLINGBOURNE DUCIS, SN8 3EJ



Detached spacious four bedroom home with ample parking, garage and large garden.

A spacious, detached family home in the village of Collingbourne Ducis.

Slightly elevated and set back behind a hedge, this modern family home offers versatile living accommodation.

As you enter through the solid oak door and into the brick porch you lead into a good size hallway. Off the hallway is the living room which is light and bright, with a stone fireplace and woodburning stove which creates a real focal point and French doors out to the terrace. The generous dining room also has French doors to the garden. Next to the cloakroom, is a spacious kitchen which has ample cupboard space and space for a dishwasher and under-counter fridge. The utility room off the kitchen offers further storage and there is a stable door which takes you out to the garden. A large, dedicated study with built-in shelving completes this floor.



Upstairs, the generous accommodation continues. There is a good-sized double bedroom with a large walk-in wardrobe and modern ensuite shower room. The second double bedroom has a modern family bathroom with spa bath and shower. On the second floor the main bedroom is at the rear with a built-in wardrobes and modern ensuite shower room and there is a fourth double with built in wardrobes. All the bedrooms have pretty views to the rear over the garden and to the front to the River Bourne and fields. There is a generous loft space and



The garden which has the WOW factor is a true sanctuary. It has been cleverly landscaped and planted to create various interesting levels, with mature borders fully stocked with flowers that burst with colour throughout the seasons, shrubs, hedging and mature trees. A pergola lined pathway with clematis and roses leads you to the top where there is a secret garden through an archway in the hedge to a large flat lawn, perfect for a game of croquet! A low brick wall and hedge with a wildflower bed is a haven for insects and wildlife to give a very private relaxing space to be. There are lovely views of the fields and village beyond above the lawn. A large terrace creates the perfect setting for alfresco dining and entertaining. There is a large shed, and greenhouse and cold frame with services.

To the front electric gates open to a graveled driveway with parking for 4/5 cars. The garage with lovely wooden doors offers excellent storage in the pitch which has been boarded and has a ladder, lighting and power too. Gates lead around either side of the house to the back garden.

Being in the heart of the village you are within easy reach of the amenities, River Bourne and lovely countryside walks.





At a Glance:

- Detached family 4 bedroom home
- Living room with wood burning stove and French doors to the garden
- Dining room with French doors to the garden
- Study
- Cloakroom
- Kitchen
- Utility
- Four double bedrooms, two ensembles, three with fitted wardrobes
- Family bathroom
- Driveway parking 4/5 cars
- Garage
- Large shed and cold frame with services

Services: Mains Water and drainage, electric and oil central heating

EPC:E

Council Tax: G

Covenants: None

Flooding: None

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		



<https://www.wiltshire.gov.uk/article/7069/Council-tax-bandsand-Charges>

Broadband and mobile coverage. <https://checker.ofcom.org.uk/>
Postcode: SN8 3EJ

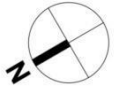
Location:

On the Southern edge of the North Wessex Downs Area of Outstanding Natural Beauty, Collingbourne Ducis is ideally situated for multiple walking and cycling routes throughout the Wiltshire countryside. This is an active village with sports, community activities, church, village hall cafe and shop. The primary school is highly regarded. The village website Collingbourne Ducis Parish Council is a great source of news and information. Nearby the excellent leisure centre in Tidworth and Tidworth park offer more recreational facilities, as well as a good range of shops including a large Tesco. The Shears Inn in Collingbourne Ducis is well-known for its excellent food and The Tipple Inn also offers good fare. In Ludgershall, there is a very good veterinary surgery and butcher's, and further smaller supermarkets.

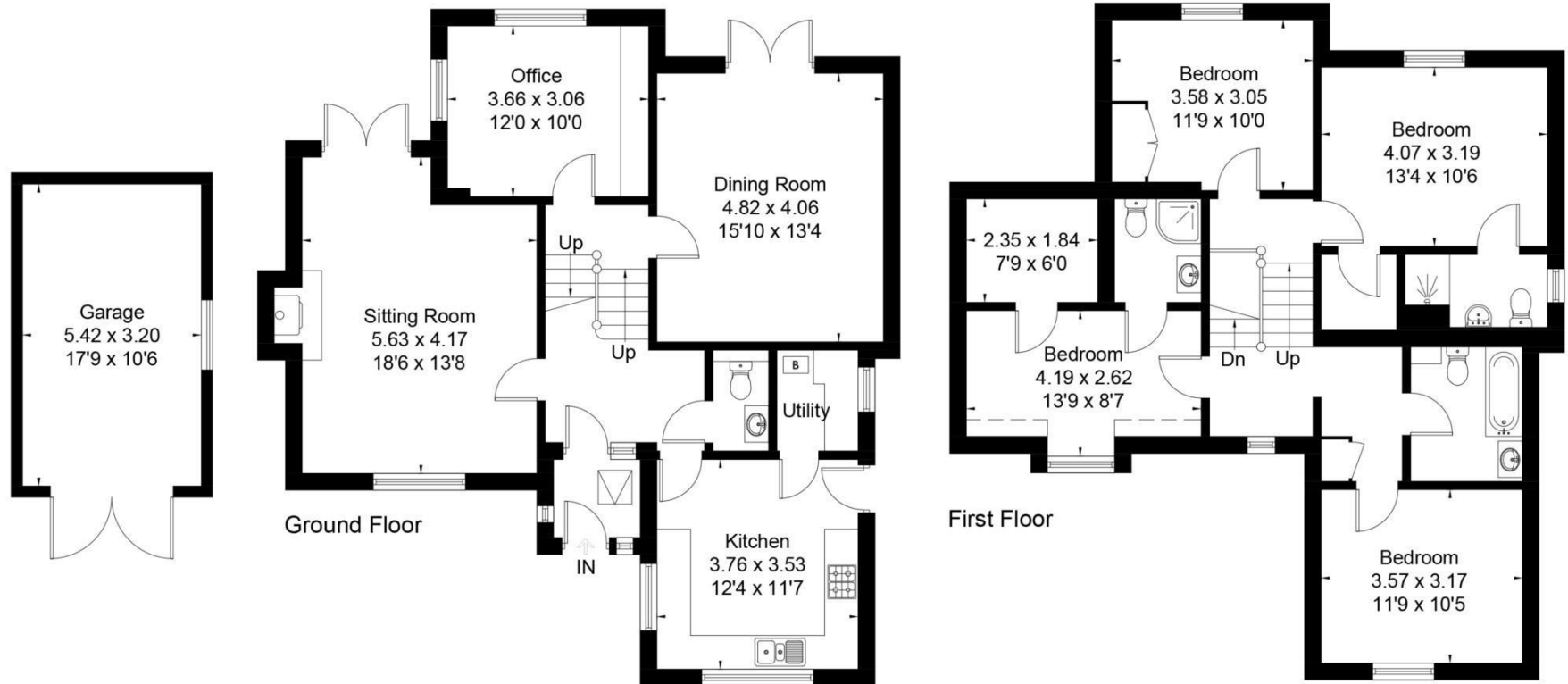
Just under 9 miles away are the villages of Bedwyn and Pewsey with train lines to Paddington taking approximately one hour or just 10 miles away is the town of Andover, with trains to Waterloo taking just over an hour. To the North lies the thriving market town of Marlborough, around 10 miles away offering a fantastic range of shopping, from small independent boutiques like The Merchant's House, Biggie Best, and The White Horse Bookshop; to national retailers such as Waitrose, Space NK and The White Company. There are also plenty of excellent dining options such as Dan's at The Crown, Rick Stein's and Bunce's to name just a few, in addition to a wonderful independent cinema situated on The Parade. Many families are attracted to the area for the excellent schooling on offer in both the



Approximate Area = 167.9 sq m / 1807 sq ft
 Garage = 17.2 sq m / 185 sq ft
 Total = 185.1 sq m / 1992 sq ft
 Including Limited Use Area (0.9 sq m / 10 sq ft)



 = Reduced head height below 1.5m



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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