



Stunning Views!

Guide Price £740,000

Winkworth



BRUNTON, COLLINGBOURNE KINGSTON, SN8 3SE

Nestled in an elevated position and set back from the road this deceptively spacious bungalow has very versatile accommodation and idyllic countryside views.

A must see you will be wowed at every turn. 'The Willows' has a well designed extension and is beautifully presented by its current owners. Offering comfort and style the accommodation comprises a large kitchen/dining room/snug with a contemporary Wren kitchen, featuring quartz worktops by Granitzone and premium Neff and Bosch appliances. A prominent island with ample storage. This flows seamlessly into the garden room offering an abundance of natural light with lantern roof and bifold doors on both sides to bring the outside in. Laid throughout with Porcelanosa tiles. There is a spacious utility room with door to the side of the bungalow and modern cloakroom. You will find three well-proportioned bedrooms, the main bedroom offering fitted wardrobes, stunning ensuite bathroom with freestanding bath and separate shower, and the pièce de resistance is the french doors that lead on to its own terrace to relax and enjoy the morning sun and fresh coffee! The fourth bedroom is currently being used as a craft room but could also lend itself to a study.

The lounge, which can be accessed via both the hall and kitchen is comfortable and cosy with the addition of a modern electric fireplace. The family bathroom is a good size with shower cubicle.

Access to the garden from both sides to the right of the bungalow you will find a gravelled area with well positioned terrace to catch the evening sun. The garden is so tranquil boasting breathtaking views across the fields and is a haven for birds and wildlife, with a well kept lawn and mature borders. The large terrace area is perfect for Al Fresco dining.

There are three sheds, so no shortage of storage with electric in one.

The front of the garage still exists offering adequate storage and you can walk through to the garden.

The front which is generous has driveway parking for 3 cars.

Services: Mains Water and drainage, LPG Gas heating and electric.

Council Tax: E

EPC:E

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>



At a Glance:

- Detached Bungalow
- Large open plan Kitchen/Dining and Garden Room
- Generous utility
- Cloakroom
- Lounge
- Three Bedrooms one with large ensuite with bath and separate shower
- Shower room
- Study/Fourth Bedroom/craft room
- Garage - for storage only
- Driveway parking up to four cars

LOCATION

Brunton, part of Collingbourne Kingston parish, offers a tranquil lifestyle amidst breathtaking landscapes. Residents enjoy a close-knit community vibe, with easy access to local amenities such as Burbage C of E Primary School, local shops at Collingbourne Ducis, and a historic pub in The Barleycorn, just a walk away. Nearby Marlborough provides additional shopping and dining options, while Pewsey Station offers swift connections to London Paddington and Andover station to Waterloo just 11.3 miles. Explore the beauty of Wiltshire countryside with picturesque walks along the Winterbourne Stream, making Brunton an ideal haven for nature enthusiasts and families alike.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(94-100) A		
(89-93) B		
(84-88) C		
(79-83) D		
(74-78) E	49	63
(69-73) F		
(64-68) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		



The Willows

Approximate Gross Internal Area = 164.15 sq m / 1766.89 sq ft
(Excluding Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.

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