



**SAUNDERS MEADOW,
COLLINGBOURNE DUCIS**

Carter Jonas

8 Saunders Meadow, Collingbourne Ducis, SN8 3FA

AMENITIES

- Reception Room
- Kitchen
- Dining Room
- Conservatory
- Study
- Cloakroom
- Main Bedroom Ensuite
- Three Further Bedrooms
- Family Bathroom
- Garden
- Garage
- Driveway Parking

DESCRIPTION

8 Saunders Meadow is a modern detached family home, set within a quiet cul-de-sac within the desirable village of Collingbourne Ducis.

The property has been updated over the years by the current owners including new windows, new front door, newly fitted boiler and a new garage door and garage roof. Most recently the property has been redecorated throughout and new carpets fitted and is in move in ready condition.

The property offers generously proportioned and flexible living spaces, with a formal sitting room leading via double doors to the dining room. There is a conservatory to the rear of the property offering additional living space and opens out to the rear garden. The modern kitchen is fitted with a range of wall and base units with kitchen island and benefits from integrated appliances including a fridge/freezer, oven and hob, dishwasher and washing machine. Completing the downstairs accommodation is the cloakroom and a study, which could be utilised as a playroom for those families with younger children.

Upstairs the main bedroom has its own ensuite shower room and built in wardrobes. There is a second double bedroom and two further larger single bedrooms, all of which are served by the well-appointed family bathroom.

OUTSIDE

The property is approached by its own driveway providing parking for one and an up and over electric door provides access to the detached single garage. A wooden gate provides access to the rear garden which is two tired and landscaped for easy maintenance with a patio area for seating, a small area of lawn and a further raised patio area, an ideal spot for catching the evening sunshine and al-fresco dining.

AN IMMACULATELY PRESENTED FOUR BEDROOM DETACHED HOUSE IN A QUIET CUL-DE-SAC WITHIN THE VILLAGE OF COLLINGBOURNE DUCIS.



SITUATION

Saunders Meadow is located in the popular Wiltshire village of Collingbourne Ducis and situated 9 miles south of the market town of Marlborough, on the northern edge of Salisbury Plain and southerly edge of the North Wessex Downs Area of Outstanding Natural Beauty. Collingbourne Ducis has many amenities including a shop with post office, a church, two public houses, and a popular primary school. A wealth of places of interest lie on the doorstep including excellent access to extensive and spectacular walks on the Downs, Vale of Pewsey and Salisbury Plain. 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.

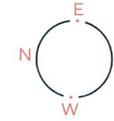
TENURE Freehold **EPC BAND** E.

GUIDE PRICE: £500,000 (Subject to Contract)

VIEWING ARRANGEMENTS: By appointment with the Marlborough Office



Approximate Area = 133.8 sq m / 1440 sq ft
 Garage = 18.1 sq m / 195 sq ft
 Total = 151.9 sq m / 1635 sq ft
 Including Limited Use Area (2.7 sq m / 29 sq ft)



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

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Classification L2 - Business Data