



Everleigh Road, Collingbourne Ducis  
Marlborough, Wiltshire, SN8

**HAMPTONS**  
INTERNATIONAL

*Beyond your expectations*



# A village house with lovely large gardens and double garage.

**Hamptons International**  
20 High Street, Marlborough, Wiltshire, SN8 1AA  
Sales. 01672 516256  
marlborough@hamptons-int.com

[www.hamptons.co.uk](http://www.hamptons.co.uk)

Entrance Hall | Sitting Room | Kitchen | Bathroom | Cloakroom | Three Double Bedrooms | Ensuite  
Cloakroom | Detached Double Garage | Parking | Generous Landscaped Gardens | Village Location | Scope  
for Extension (STP)

**Guide Price £305,000 Freehold**

### Description

A well presented three bedroom semi detached village house with the benefit of a large and beautifully landscaped garden and a double garage and set on the edge of this popular village. The house offers light and well proportioned rooms throughout and has triple glazing to the front and side windows. The sitting room is fitted with wooden bamboo flooring which continues into the entrance hall and throughout the bedrooms. French doors open into the garden and the room splits naturally to a dining area. The kitchen is fitted with a good range of cupboards along with an electric oven, ceramic hob with extractor over. There is a useful rear lobby with door to the garden and a visitors cloakroom off the hall. The bathroom has a shower over the bath. Upstairs the three double bedrooms have Bamboo flooring, the second bedroom has a built in cupboard and an attractive period feature fireplace. The main bedroom is a lovely spacious room with a built in cupboard and an ensuite cloakroom. In all this is an excellent house with ample scope for extension, subject to planning.

### Outside

The gardens are a particular feature of the property, there is an attractive garden to the front bordered by mature hedging and topiary feature. There is side access to the beautiful rear gardens, which have been landscaped with a good sized sun terrace adjoining the house, ideal for outside eating. The garden has been designed with different areas, well stocked flower borders, a rose pergola, raised vegetable beds and many

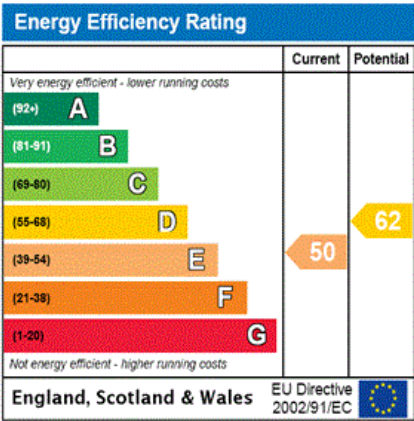
fruit trees. A path leads to the detached double garage, with light and power, which has parking to the front. There is a timber shed and potting area behind the garage.

### Location

Collingbourne Ducis is a popular and thriving village which has a village shop with Post Office, two pubs, a primary school, church and village hall. It is approximately 9 miles to the north east of Andover, which provides a comprehensive range of services and amenities together with access to the A303 and a rail station to London Waterloo. The market town of Marlborough lies approx 20 miles north and provides an excellent range of shops and restaurants, Pewsey (about 11 miles to the north west ) and Hungerford (about 14 miles to the north east) provide rail stations to London Paddington and access to the M4 motorway at Junction 14 is about 18 miles to the north east. The surrounding downland countryside is ideal for walking and riding and there are numerous footpaths and bridleways around the village.

### Additional Information

The neighbouring property is currently undergoing a programme of renovation.

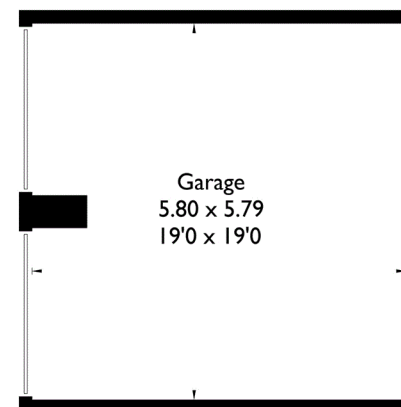


## Everleigh Road, Collingbourne Ducis, Marlborough

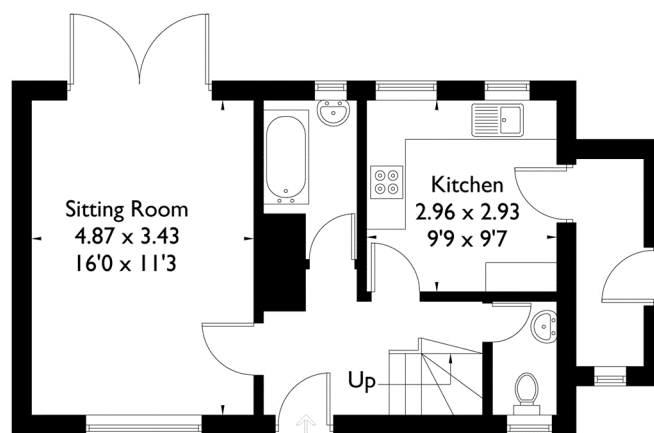
Approximate Gross Internal Area = 84.8 sq m / 913 sq ft

Garage = 33.6 sq m / 362 sq ft

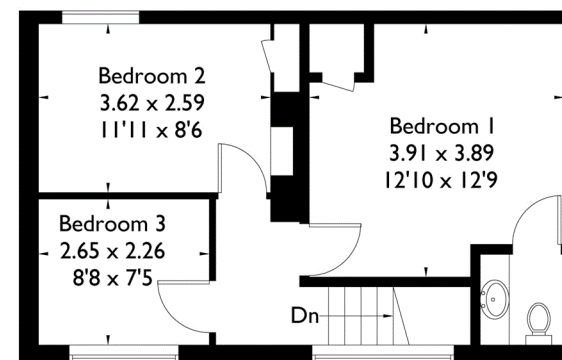
Total = 118.4 sq m / 1275 sq ft



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

FLOORPLANZ © 2016 0845 6344080 Ref: 173185

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

**FOR CLARIFICATION** We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.



