



ROXANA

CADLEY ROAD, COLLINGBOURNE DUCIS, WILTSHIRE, SN8 3EA

**Russell Marshall**  
Estate Agents



# Roxana

Cadley Road, Collingbourne Ducis, Wiltshire, SN8 3EA

£545,000

Approximately 11 miles to Marlborough Town Centre

Approximately 10 miles to Andover (train service to Waterloo)

Approximately 11 miles to Hungerford Town Centre with train links to London Paddington (approximately 1 hour) and the west country



- Freehold
- Detached Chalet Bungalow
- Entrance Porch
- Entrance Hall
- Bay Fronted Sitting Room
- Fabulous Re-Fitted Kitchen/Dining/Family Room
- Utility Room
- Three Bedrooms
- Luxurious En-Suite Shower Room
- High Quality Family Bathroom
- Oil Fired Central Heating
- Double Glazing
- Lovely Gardens
- Garage
- Large Driveway
- Rural Views
- Sought After Village

## Situation

Roxana occupies a wonderful position within the centre of this lovely village. This thriving community is well served by a village shop/post office, a highly regarded primary school, a church and two public houses. The Village is approximately eleven miles south of Marlborough which offers a comprehensive range of unique shops, restaurants and supermarkets. Hungerford Town Centre is approximately eleven miles away and has some lovely independent shops, nursery, primary and secondary schools, doctors surgery and many local clubs and sporting facilities. Hungerford also benefits from a train station with hourly trains to London Paddington and the West Country.





## The Property

This beautifully presented detached chalet bungalow has been superbly upgraded and maintained by the current owners and offers flexible living accommodation over two floors.

On the ground floor there is a comfortable bay fronted Sitting Room and a fabulous open plan Kitchen/Dining/Family Room. This room offers plenty of space for a dining table and a sofa and the Kitchen itself features sleek finish cabinets and work surfaces complimented by high quality integrated appliances.

A door from the Kitchen leads through to a very useful utility room.

The impressive main Bedroom overlooks the rear garden and benefits from built in wardrobes and a sumptuous En-Suite Shower Room. Bedroom three completes the ground floor.

Upstairs, there is a bright and airy double Bedroom and a luxurious family Bathroom with corner bath and fitted vanity cupboards.

The entire property is decorated and finished to an impeccably high standard with great attention to detail evident throughout.

## Outside

To the front there is a wide driveway which can easily accommodate several cars or a caravan/boat. The garden itself is laid mostly to lawn and gravel with well stocked borders. There is a single Garage to the side of the property.

To the rear there is an attractive garden which includes a large patio area rising to a neatly tended lawn interspersed with ornamental trees and shrubs. There is also a vegetable garden with raised beds. Within the garden there is a lovely summer house/studio.







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