



LEGHORN HOUSE
COLLINGBOURNE DUCIS

BREARLEY & RICH
ESTATE AGENTS

LEGHORN HOUSE, CADLEY ROAD, COLLINGBOURNE DUCIS, MARLBOROUGH, WILTSHIRE, SN8 3EB

Marlborough and Andover approximately 10 Miles.

Train services to London and the west country from either Andover (Waterloo line) or Hungerford (Paddington line) approximately 12 miles.
Grateley, Pewsey and Great Bedwyn stations are also approximately 10 miles away.

**A character period detached house renovated and modernised by the current owners and offering Lovely proportions throughout.
The property occupies the most glorious large private garden and is located off a small road in this pretty village with easy access to local facilities.**

* Porch * Reception hall * Dining room * Sitting room * Kitchen/breakfast room * Cloakroom with utility space * 3 bedrooms * Bedroom 4/dressing room/study *
* 2 Bath/shower rooms * Detached double garage * Parking * Gardens * Plot of approximately 0.36 acres *



COLLINGBOURNE DUCIS

The pretty village of Collingbourne Ducis is located approximately 10 miles south of Marlborough. The village is well served having two public houses, a village church, 'Good' Ofsted rated primary school, a village shop, village hall, recreation ground and a cricket club.

The village runs alongside a winterbourne stream and is surrounded by beautiful countryside providing plenty of opportunities for exploration being ideal for cycling, riding and walking.

A comprehensive range of shops and amenities can be found in the market towns of Marlborough and Hungerford or in Andover to the south.



THE PROPERTY

This charming detached property offers well presented character accommodation with high ceilings and light and spacious reception rooms. The front door is to the side of the house and opens on to a porch with space for coats etc. Beyond here, a reception hall leads to the cloakroom with utility cupboard and a further glazed door leads in to the dining room with a feature fireplace and double doors to the kitchen. The dining room also leads to the 24' sitting room with fireplace and log burner. The kitchen is beautifully fitted and includes an Electric Esse range style cooker and space for a further cooker. There is a range of hand-made wall and floor units with timber work surfaces and a ceramic sink. A stable style door leads out into the garden while there are windows on three sides making the kitchen lovely and light.

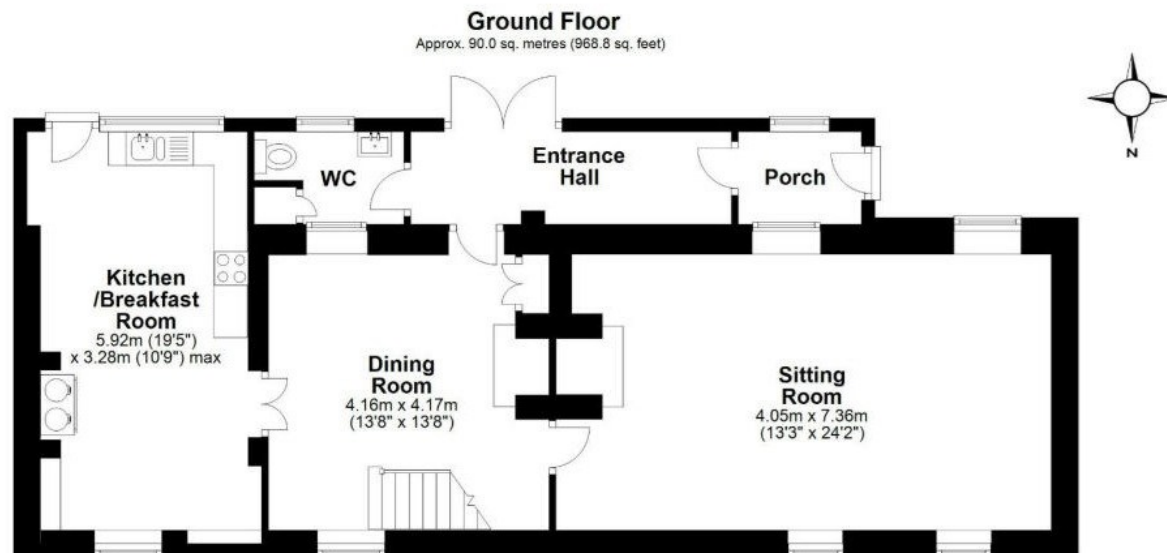
Upstairs, the galleried landing leads to a dual aspect main bedroom with built in wardrobes. Beyond here there is a dressing room/fourth bedroom which would provide a lovely nursery or a study/office as it is currently used. The main bedroom benefits from an ensuite bathroom with roll top bath and a separate shower. There are two further bedrooms including another double bedroom with further fitted storage and a single room currently with bunk beds. There is a modern shower room serving these two bedrooms.

OUTSIDE

The house is approached via a five bar gate in to a gravelled parking area in front of the detached double garage. The garden is mainly to the rear of the house and is south facing and private with a wonderful array of flower beds, mature shrubs and fruit trees. There are vegetable and soft fruit gardens and a timber shed to the rear of the garage.

SERVICES

Mains water, electricity and drainage. Oil fired central heating. Council Tax band E.



Total area: approx. 160.8 sq. metres (1730.7 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		



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