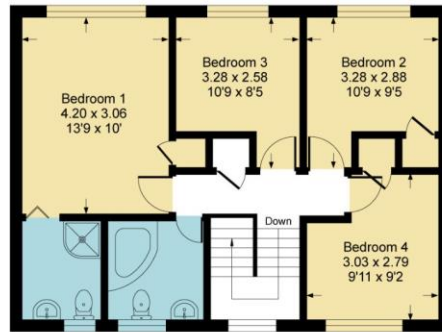
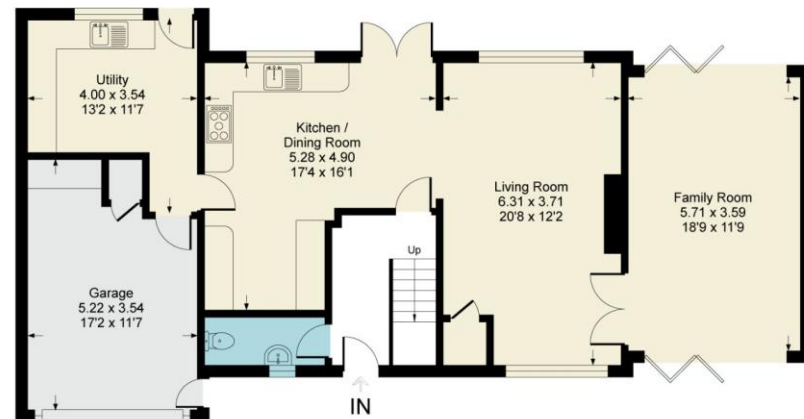


**Gilbert's Piece, SN8**

Approximate Gross Internal Area = 142.5 sq m / 1534 sq ft  
 Approximate Garage Internal Area = 17 sq m / 184 sq ft  
 Approximate Total Internal Area = 159.5 sq m / 1718 sq ft



First Floor



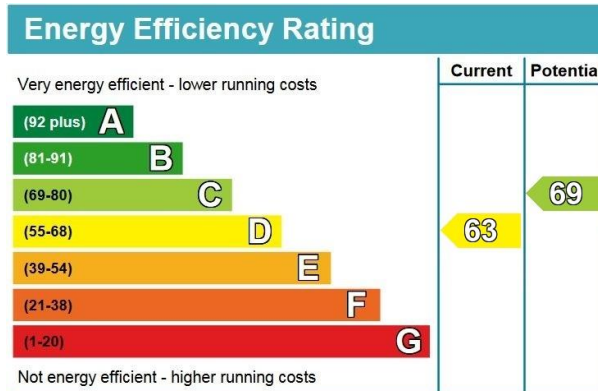
Ground Floor

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes. Produced for Austin Hawk Ltd



**Gilberts Piece, Collingbourne Ducis**

**Guide Price £575,000 Freehold**



- Substantial Detached Family Home
- Entrance Hallway
- Living Room & Family Room
- Master Bedroom Suite
- Family Bathroom

- Village Cul-de-Sac Location
- Kitchen/Dining Room
- Cloakroom & Utility Room
- Three Further Double Bedrooms
- Garage/Workshop & Driveway Parking

NOTE: These particulars are only intended as a guide to prospective purchasers with a view to taking up negotiations. They are not intended to be relied upon in any way for any purpose and accordingly neither their accuracy nor their continued availability is in any way guaranteed. They are furnished on the express understanding that neither the Agents nor the Vendors are under any liability or claim in respect of their contents. Any prospective purchaser must satisfy themselves by inspecting or otherwise as to the correctness of the particulars contained.

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Occupying an elevated position within a small cul-de-sac, this substantial detached, four-double-bedroomed family home has been extended by the current owners to provide additional reception space and a separate utility room. The extension works were undertaken to include foundations that could accommodate a first floor if desired. The property is located in the village of Collingbourne Ducis, within the Bourne Valley on the eastern edge of Salisbury Plain and benefits from driveway parking for several vehicles to the front of an attached garage/workshop. The spacious accommodation comprises a ground floor with an entrance hallway, a cloakroom, a generous kitchen/dining room with an open plan flow into a dual-aspect living room, the utility room and garage/workshop, plus a family room with a dual aspect incorporating bifold doors to both the front and the rear. The first floor provides a master bedroom suite, three further double bedrooms and a family bathroom.

Outside, the property has a good-sized frontage with an undulating lawn bordered by mature beech hedging along with the driveway to the front of the attached garage. A patio spans the front of the property with gated access to one side into the rear garden plus a personal door to the side of the garage/workshop, which also has an automated roller door to the front. A landscaped rear garden has a terraced theme with a patio that extends to a path traversing the rear of the property, a raised block paved seating area, an area of lawn with a garden shed all surrounded by mature shrubs and ornamental trees.

The village of Collingbourne Ducis is located in the east of Wiltshire, 10 miles south of the market town of Marlborough, separated from the town by an expanse of ancient woodland, namely Savernake Forest with the Kennett & Avon Canal five miles north of the village. The location has much to offer, particularly with its rural surroundings on the edge of the North Wessex Downs National Landscape. The village has numerous local amenities, including a primary school, a village hall, a recreation ground, a convenience store with a post office, two public houses. The location serves commuters well with two nearby mainline railway stations. Pewsey (9 miles to the north-west) and Great Bedwyn (9 miles to the north) are both on the Paddington line into London, with road users served by the M4 to the north of Marlborough and the A303 to the south. The property can be found centrally within the village in Gilberts Piece, a small cul-de-sac off Chick's Lane.

The property is Freehold. Mains drainage, water and electricity are connected. Oil fired central heating to radiators.

Agent's note: As with all Estate Agents, Austin Hawk is subject to the Money Laundering Regulations 2017. This means that we must obtain and hold identification and proof of address for all customers including any beneficial owners relating to the sale. Additionally, we are required to ascertain the source or destination of funds. Without this information, we will be unable to proceed with any work on your behalf. For a list of acceptable documentation please speak to one of our agents.

