



📍 17 Primrose View Kempsters Reach, Worton, Devizes, SN10 5FT

🔗 Guide Price £575,000

Home 18 is a detached EPC 'A' Rated, Zero Carbon home, with 4-bedrooms. The home further benefits from flooring included throughout and a stamp duty contribution. Designed with lower running costs at its heart, on the edge of this popular village of Worton.

- STAMP DUTY CONTRIBUTION of £18,750 (T&C's Apply)
- 4 Bedroom, Detached Home
- Contemporary Open Plan Kitchen/Dining
- Flooring Included Throughout
- Living Room
- Separate Utility Room
- Principle Bedroom with Ensuite and Fitted Wardrobes
- Solar PV Panels, EV Car Charger and Air Source Heat Pump
- EPC A Rating and Zero Carbon
- Garage and Parking

🏠 Freehold

📊 EPC Rating A



Home 18 is an impressive four-bedroom, zero carbon, detached home, thoughtfully designed for modern family living.

At the heart of the property is a spacious open-plan kitchen and dining area featuring a stylish central island, flowing seamlessly into a bright sun lounge with doors opening onto the enclosed rear garden — perfect for entertaining and everyday living. The ground floor also benefits from a separate living room, along with a practical utility room providing convenient access to the driveway.

Upstairs, the home offers three generous double bedrooms, including a superb principal bedroom complete with fitted wardrobes and a private en-suite shower room. A well-proportioned fourth bedroom provides flexibility as a guest room, nursery, or home office. A contemporary family bathroom completes the first floor.

Externally, there are 2 tandem parking spaces and a single garage. The home further benefits from a turfed rear garden with a nature corridor.

Newland Homes were founded in 1991 and are a local developer, based just outside of Wiltshire and focus on high-specification, sustainability-led housing.

ALL FLOORING IS INCLUDED and Stamp Duty Contribution Available of £18,750 (T&C's Apply).

Situation

A discreet development in keeping with the local area, Kempster's Reach is situated conveniently close to the two hubs of the community; the village hall and Rose and Crown pub. The latter is a Grade II listed building, a wonderful base featuring live music and a beer festival, and from which activities and trips are planned. Immersing yourself outdoors is at the core of village life, thanks largely to all the open spaces. The development itself has a generous open space with a meandering pathway through, while there are natural walks, wildlife and cycle pathways all around.

Worton is well served by roads and public travel. Both the A350 and A360 link the village to the M4 motorway, while a strong bus service connection offers excellent links to Trowbridge, Westbury and Devizes. For rail users, nearby Westbury offers direct links to London (via Paddington), the west (Bath and Bristol) and the south coast (Portsmouth and Plymouth). Those requiring international travel are approximately one hour and 10 minutes from Bristol airport. All of this can be enjoyed with the added advantage of Five Lanes Primary School in the village, rated 'Good' by Ofsted with secondary education opportunities in nearby Devizes.

Example of Specification

Air source heat pumps. Solar PV panels. EV chargers.
Bespoke Kitchens by Peter Clinch. Quality integrated appliances including a Neff multifunction oven with secondary oven with combination microwave, Neff induction hob and dishwasher.
Villeroy & Boch sanitary ware. Hansgrohe tapware and jet rain shower. Underfloor heating to the ground floor with radiators to first floor.
Turf to rear gardens with frontages landscaped.

Agent's Notes

The internal images shown are an example of the specification used and not specific to this exact plot but the front and external images are of plot 18. The address used on the listing may or may not be the final postal address.



The Prestbury

4 BEDROOM DETACHED | PLOTS 18 & 20

FLOOR PLAN KEY

- A/C Airing cupboard
- C Cupboard
- CYL Cylinder cupboard
- DW Dishwasher
- FF Integrated fridge freezer
- EB Integrated eco bin
- L Larder unit
- O Dual eye level oven and combination microwave
- TD Tumble dryer space
- W Wardrobe
- WM Washing machine space
- WO Optional wardrobe - see Sales Consultant
- Denotes reduced ceiling level



GROUND FLOOR

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FIRST FLOOR

Disclaimer: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.