



## **3 Bedroom Detached House**

West Farm Close, Collingbourne Ducis

**Asking price of £395,000**

**m<sup>c</sup>farlane**  
property.com



# West Farm Close

## Collingbourne Ducis

- ◆ Village Location
- ◆ Potential for Expansion
- ◆ Garage

Positioned within the desirable village of Collingbourne Ducis, this three-bedroom link-detached property is situated in a tranquil cul-de-sac. Offering spacious living accommodation and the potential for expansion, pending necessary planning consents, this residence is a must-see for those seeking a modernisation project. Features include a living room, dining room, kitchen, entrance hall, downstairs cloakroom, and a 35' tandem length garage. The first floor reveals three bedrooms and bathroom. Set on a generous plot, the property boasts front and rear gardens, along with convenient driveway parking. Explore the possibilities of this delightful home in a prime location.





## LOCATION

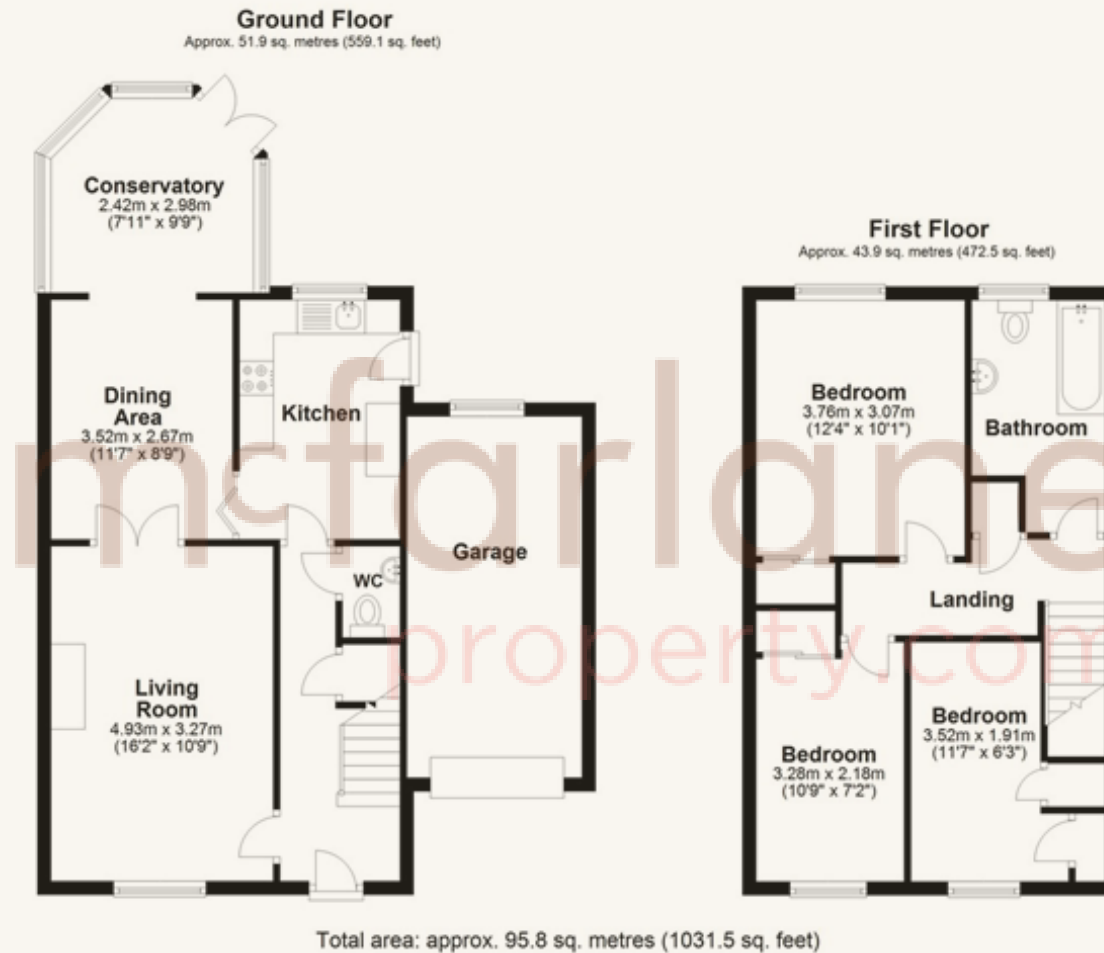
Collingbourne Ducis offers local amenities, including a primary school, convenience store, Post Office, and two popular Public houses. Pewsey, with additional amenities and rail links to London, is nearby.

Marlborough, known for its High Street, provides comprehensive shopping. Good road connections offer easy access to Salisbury, Newbury, and Swindon, as well as London and the West Country via the M4 and A303.

The region also offers a variety of state and private schooling, along with ample opportunities for country and leisure pursuits.



We   
where you  
**LIVE**



Our team are friendly, experienced and are all local. They know it better than they do their own living rooms and can help you find what you're looking for because **we love where we live.**

We would be delighted to show you around this property.

**Because every home  
needs a personal touch.**

**If you would like to view this  
property then please get in touch.**

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements