

richard  
james



## *Bourne House*

Collingbourne Ducis, SN8 3DZ

Guide Price  
**£650,000 - £700,000**





# Bourne House

Collingbourne Ducis, SN8 3DZ

Freehold | EPC Rating - C

 4  2  4

\*\*Guide Price of £650,000 - £700,000\*\*

Situated in the rural hamlet of Sunton, within the sought-after village of Collingbourne Ducis is Bourne House. A beautifully presented and spacious four double bedroom family home in a peaceful countryside setting.





**Ellis-Rose Wigley**  
Branch Manager

**01793 814 542**

[ellisrosewigley@richardjames.uk](mailto:ellisrosewigley@richardjames.uk)



Scan here

   @rjstateagent

Open plan  
kitchen  
breakfast  
room





The property offers extremely versatile accommodation. Centred around a welcoming entrance hall the ground floor features a generous living room, a separate dining room, and a well-proportioned kitchen/breakfast room, alongside a cosy snug – ideal for more relaxed living or a perfect playroom for the children. There is also a useful utility room and cloakroom. A particular highlight is the fourth reception room, which would make a fantastic studio space or work from home office, with internal access from the ground floor but also benefitting its own separate entrance lending itself to a variety of uses.

Upstairs, there are four double bedrooms with a stunning four piece en-suite to the master with jacuzzi bath and a separate modern family bathroom.

Large  
Principle  
Bedroom





Externally the property enjoys a large wrap-around garden, providing a lovely sense of space and privacy and driveway parking to the front.

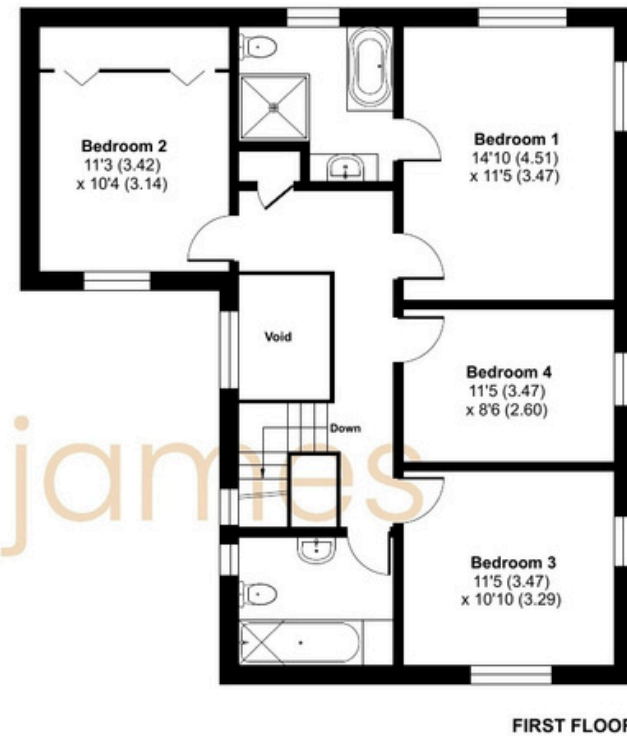
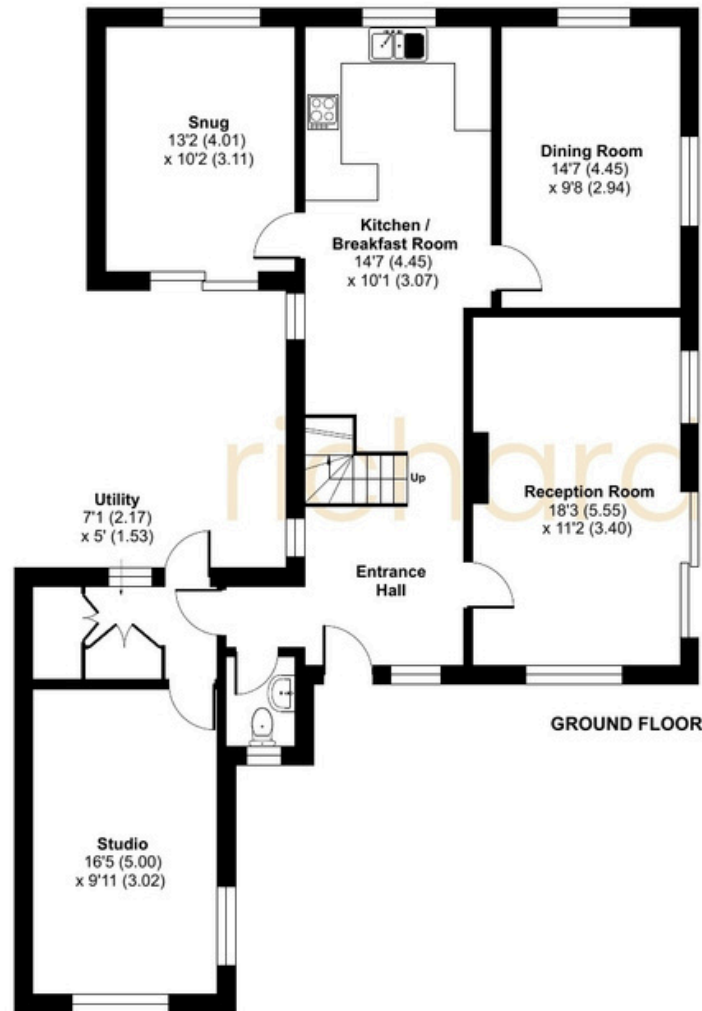
Collingbourne Ducis is a charming village set in the heart of the Wiltshire countryside, offering a strong community feel alongside convenient access to local amenities, transport links, and well-regarded nearby schooling and just a short drive from Marlborough.

Wrap  
around  
garden



Approximate Area = 1884 sq ft / 175 sq m (excludes void)

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2026. Produced for Richard James. REF: 1473522

**01793 814 542**

wroughton@richardjames.uk

80 High Street | Wroughton | SN4 9JZ

**richardjames.uk**

