

18 EAST SANDS
BURBAGE

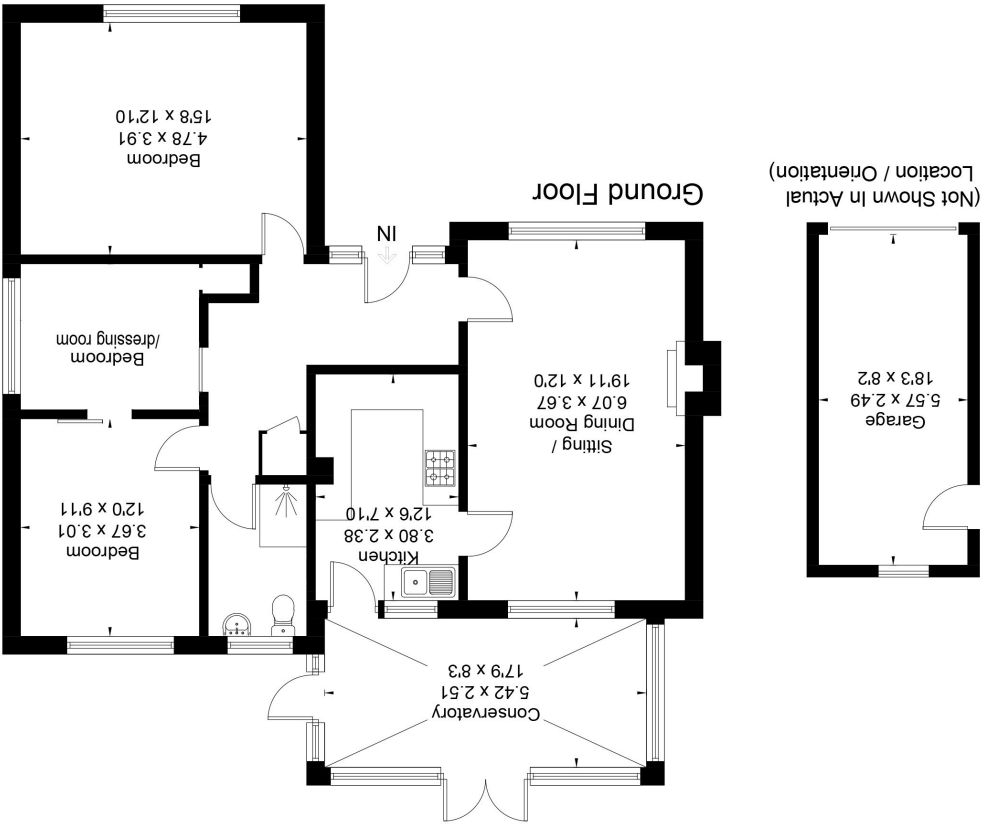
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 302041



Approximate Area = 103.6 sq m / 1115 sq ft
Garage = 13.9 sq m / 150 sq ft
Total = 117.5 sq m / 1265 sq ft
Including Limited Use Area (1.0 sq m / 11 sq ft)



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18 EAST SANDS, BURBAGE, MARLBOROUGH, WILTSHIRE, SN8 3AN

M4 (Junction 14) Approximately 15 miles. Rail link Hungerford, Great Bedwyn or Pewsey to London Paddington in approximately 1 hour.

A stylishly refurbished and well proportioned detached bungalow in a no through road within this popular village to the south of Marlborough. The property sits in a generous plot of approximately a quarter of an acre and the wonderful garden enjoys a southerly facing aspect.

- * Central village location * Entrance hall * Superb sitting room with stone chimney surround * Kitchen * Conservatory * Brand new shower room *
- * Three bedrooms (one currently utilised as a dressing room) *
- * Fabulous front and rear gardens * Single garage and plenty of parking * Potential to extend (subject to permissions) *



Burbage

Burbage is a very popular village, situated on the southern edge of Savernake Forest and offers plenty of amenities. The village has: a post office, village shop, primary school, petrol station, village hall, doctors surgery, building supplies and a public house. There is also a very active cricket club, Scout pack and a bus service connecting Burbage to Hungerford, Marlborough and Swindon. A more comprehensive range of shops and amenities can be found in the larger market towns of Marlborough 5/6 miles and Hungerford approximately 10 miles north or east. The Kennet and Avon canal also runs by on the northern edge of the village.



The Property

Located in one the most popular and vibrant villages in the area and close to country walks and the local cricket club, this detached bungalow has been superbly updated and is now a light, airy and modern property. A very welcoming and spacious hallway leads to a generous size sitting room that has a window to the front and rear and a stone fireplace with an electric fire (although the chimney is ready should an open fire be preferred). Beyond the sitting room is a modern kitchen with space for all appliances and also houses the oil fired boiler for the new central heating system (just over a year old). A door then leads into a fabulous sized conservatory/dining room which overlooks the beautiful rear garden. While there are currently two double bedrooms, the original third bedroom could easily be converted back from being the dressing room to the main bedroom. A fabulous contemporary shower room completes the accommodation.

Outside

To the front of the property there is lawn area with a foot path to the front door. The fantastic size south facing rear garden is laid to lawn and has a plethora of mature trees and flowering shrubs. There is a sun trap of a stone laid terrace just outside the conservatory and several other vantage points to enjoy the garden from. To the foot of the garden there is a scenic backdrop on to open farmland. The is side access to the front of the property where the driveway offers ample parking for at least 3 cars. There is also a single garage with an up-and-over door.

Services

Mains water, electricity and drainage. Oil fired central heating (heating replaced approximately 12 months ago). Council Tax Band 'D'.