



10 SPRAYS, BURBAGE

BREARLEY & RICH
ESTATE AGENTS

10 Sprays, Burbage, Marlborough, Wiltshire, SN8 3TA

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

An extended detached bungalow on a generous size plot, situated in no through residential road within the popular village of Burbage. The property offers spacious accommodation, but also the opportunity to enhance further.

- * Enclosed entrance lobby * Sitting room * Fully fitted kitchen/dining room * Utility room * Cloakroom
- * 3 Bedrooms * Shower room * Private landscaped rear garden
- * Garage and off-street parking for at least 2 cars * Electric heating
- * Double glazed



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, farm shop, 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 to the north and Hungerford approximately 10 miles to the east. The Kennet and Avon canal also runs by on the northern edge of the village.



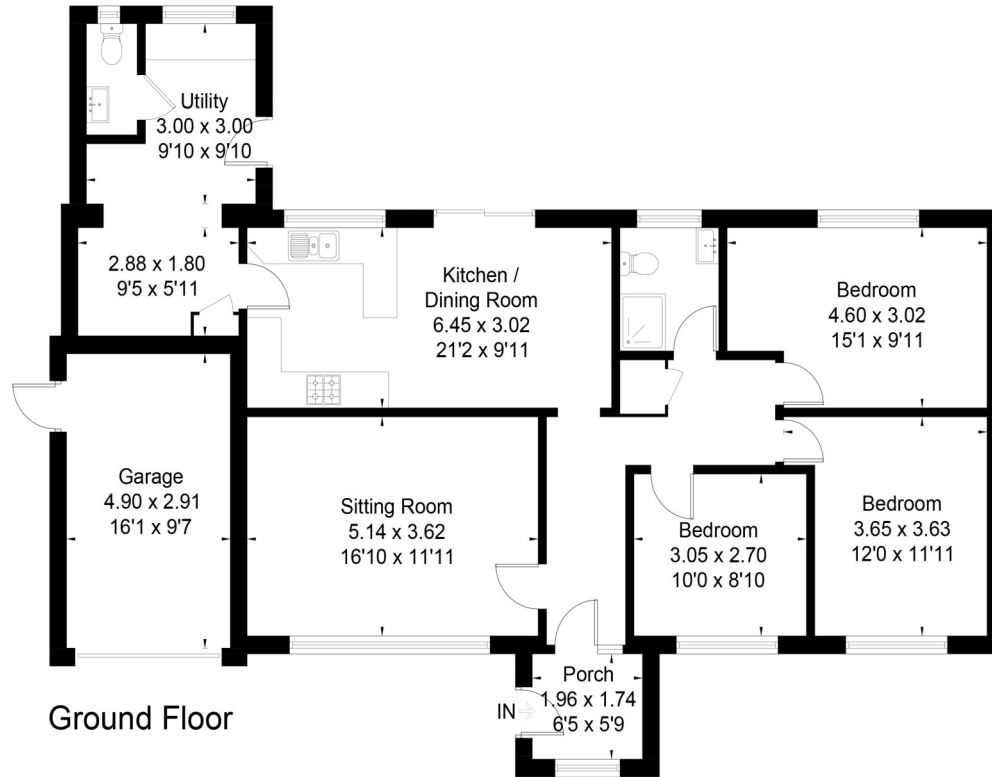
The Property

An enclosed porch leads into the hallway with the light and airy sitting room the left hand side. The hallway then leads to a lovely kitchen/breakfast room that has sliding patio doors to the rear garden. The kitchen is fully fitted in a farmhouse oak style and has plenty of storage including space for a dishwasher. Beyond the kitchen is a utility extension with ample storage space and plumbing for a washing machine and a tumble dryer. There is separate cloakroom and a door leading to the garden. There are three bedrooms, two of which are double. Finally, a modern shower room completes the accommodation.

Outside

The sizeable and well-tended garden is a real highlight of the property and is enclosed by close board fencing. There is a generous size terrace with plenty of space to dine alfresco. The terrace is enclosed by dwarf retaining wall. There is a wide expanse of well kept lawn that is flanked by a footpath to the side and rear with a paved path. The garden borders are also well maintained and stocked with plenty of mature trees and shrubs. The front garden is also laid to lawn with private and laurel hedge. A gravel drive allows parking for at least two vehicles and leads to a garage with a roll top door. There is a side access to the rear garden and a door to the garage which has an electric up-and-over door.

Approximate Floor Area = 109.4 sq m / 1177 sq ft
 Garage = 14.2 sq m / 153 sq ft
 Total = 123.6 sq m / 1330 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #109125

BREARLEY & RICH
 ESTATE AGENTS

These particulars are not an offer or contract or part thereof. Their accuracy is not guaranteed. No statement made in them shall be relied on as a statement or representation of fact and we and the vendors have no responsibility for them. We and our employees have no authority to and do not make or give any representations or warranty concerning this property, any appliances mentioned or general services and any intending purchaser must rely upon an inspection of the property.

01672 514820
www.brearleyandrich.co.uk
 1 London Road,
 Marlborough, Wiltshire, SN8 1PH

Brearley & Rich is a trading name of BR Marlborough Property Ltd, Registered in England and Wales. No 09965215 Registered office, 1 London Road, Marlborough, Wilts SN8 1PH