



**1 THE RYSEFORDS
BURBAGE**

BREARLEY & RICH
ESTATE AGENTS

1 THE RYSEFORDS, BURBAGE, MARLBOROUGH, WILTSHIRE, SN8 3TS

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

A spacious and comfortable three-bedroom detached home, ideally situated within this popular Wiltshire village, offering generous living accommodation, a private rear garden, garage and plenty of parking.

- * Three-bedroom detached property
- * Popular Wiltshire village location
- * Comfortable and spacious family home
- * Scope for modernisation
- * Cloakroom
- * Well-appointed fitted kitchen
- * Separate dining room
- * Generous sitting room
- * Conservatory overlooking the rear garden
- * Three well-proportioned bedrooms (main bedroom ensuite)



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

The property has been a much-loved and comfortable home and while it is perfectly fine as it is, offers an excellent opportunity for a new owner to make it their own and create a home to suit their individual taste and style. On entering, there is a welcoming hallway leading to the principal living accommodation. The modern fitted kitchen is a practical size while the separate dining room offers plenty of room for family meals and entertaining guests. The generous sitting room is a particularly appealing space and has a large conservatory leading from it which has a lovely outlook over the rear garden. The perfect additional space for relaxing and simply enjoying the garden throughout the seasons. To the first floor are three well-proportioned bedrooms. The main bedroom is spacious and has an ensuite shower room, while the other two rooms provide comfortable accommodation for family or guests. Finally, there is a family bathroom.

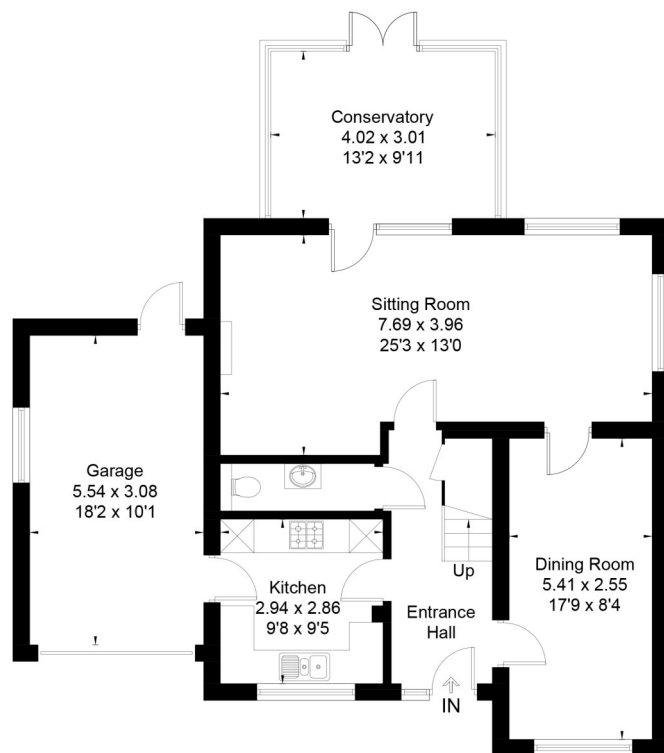
Outside

The property enjoys a private rear garden, offering a peaceful and pleasant space to relax, enjoy outdoor dining or entertain during the warmer months. A garage provides useful additional storage and parking, while the property also benefits from plenty of parking to the front. Situated within a popular Wiltshire village, this is a lovely opportunity to acquire a spacious detached home with a comfortable feel, generous accommodation and plenty of potential.

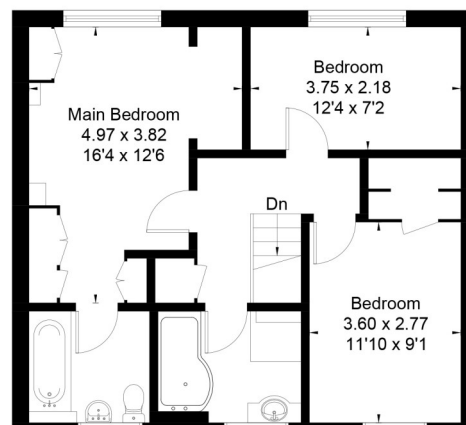
Services: Mains water and drainage. Oil fired central heating.

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

Approximate Floor Area = 151.5 sq m / 1631 sq ft (Including Garage)



Ground Floor



First Floor



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 #114051

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	67 D
39-54	E		
21-38	F		
1-20	G		

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