



**29 AILESURY WAY,
BURBAGE**

BREARLEY & RICH
ESTATE AGENTS

29 AILESURY WAY, BURBAGE, MARLBOROUGH, WILTSHIRE, SN8 3AG

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

Detached three bedroom home set back from a no through road in a quiet and convenient position in the sought after village of Burbage. The property has spacious well-proportioned accommodation and potential for updating and extension subject to permissions.

* Hall * Living room with dining area * Kitchen * Three bedrooms * Bathroom * Cloakroom *
* Garage * Driveway parking for several vehicles * Shed * West facing garden *



Burbage

Burbage is a very popular village, situated on the southern edge of Savernake Forest and offering plenty of amenities and clubs including football, tennis and cricket.

The village has a village shop, village hall, British Legion, primary school with nursery, petrol station with shop and post office, doctors surgery, public house and builders merchant. A more comprehensive range of shops and amenities can be found in the larger market towns of Marlborough and Hungerford approximately 6 miles north or 10 miles east respectively.



The Property

Built in the 1970's, the current owner has enjoyed the property for nearly 45 years, a testament to the house and it's location. The property occupies a lovely location being well set back from a no through road with a large driveway and long front garden. Internally the property offers scope for modernisation while there may also be the possibility of extension subject to planning as neighbouring properties have done this.

Entering the hall there is an under stair cupboard and a turning staircase to the first floor with a window on the half landing. To the rear of the house there is a 20' living/dining room extending across the width of the back of the house and enjoying a lovely outlook over the garden. To the front of the house there is a fitted kitchen with a pleasant outlook and a door to the side of the house.

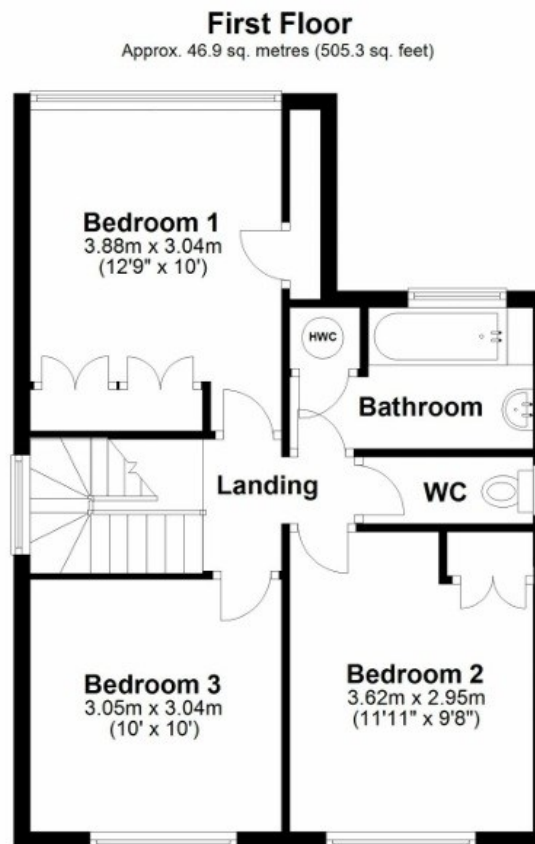
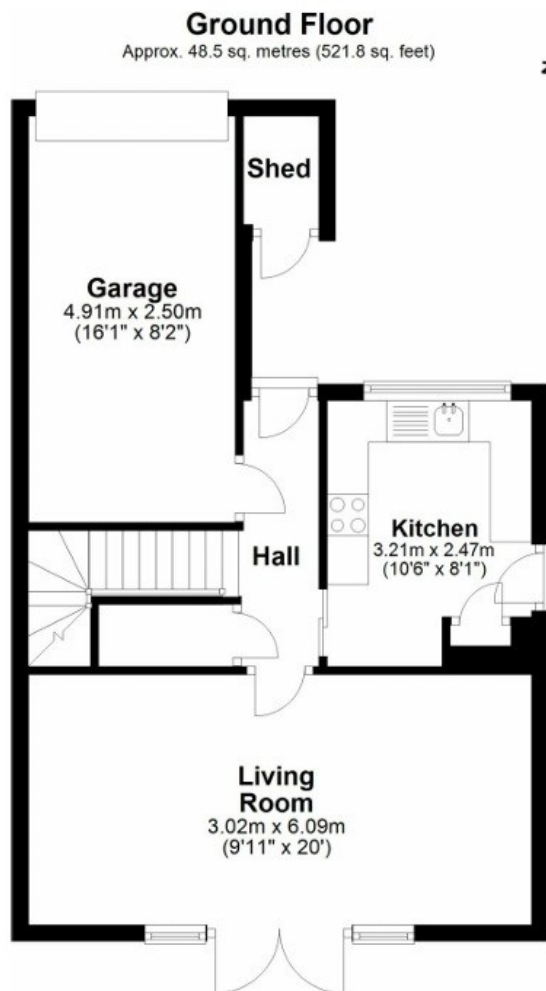
Upstairs there are three double bedrooms, two of which have built in storage. There is a bathroom and a separate cloakroom.

Outside

There is a generous front garden with a driveway, lawn and a single integral garage which could offer potential for an extension/conversion if required. There is also a useful shed for storage attached to the garage. The garden at the rear is west facing and is enclosed with panel fencing. The garden is laid to lawn with mature trees and shrubs.

Services

Mains water, electricity and drainage. Electric heating. Council tax band: C.



Total area: approx. 95.4 sq. metres (1027.2 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	77 C
39-54	E		
21-38	F		
1-20	G		

01672 514820

www.brearleyandrich.co.uk

1 London Road,
Marlborough, Wiltshire, SN8 1PH

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

BREARLEY & RICH
ESTATE AGENTS