



8 TASKERS LANE  
BURBAGE

**BREARLEY & RICH**  
ESTATE AGENTS

## **8 Taskers Lane, Burbage, Wiltshire, SN8 3TQ**

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

**An impressive (1700 sq. ft) three bedroom detached bungalow within the popular village of Burbage. This beautifully presented property has been comprehensively extended and improved and is neutrally decorated throughout.**

- \* Fully fitted kitchen/dining room (with under floor heating) \* Utility/boiler room with adjoining store room \* Sitting room \*
- \* Master bedroom with luxurious ensuite shower room, dressing room (with under floor heating) and air conditioning \*
- \* Two further good size bedrooms equipped with air conditioning \* Spacious wet room/bathroom (with under floor heating) \*
- \* Landscaped southerly facing rear garden \* Off road parking \*



### **Burbage**

Burbage is a very popular village, situated on the southern edge of Savernake Forest and offering plenty of amenities. The village has a village shop, builder merchants, Ofsted 'Good' rated primary school, a village hall, new petrol station/shop and post office, an excellent doctors surgery and a public house. The village is also very social and sporting, with various clubs and a branch of the Royal British Legion. A more comprehensive range of shops and amenities can be found in the larger market towns of Marlborough and Hungerford approximately 10 miles north or east.



### **The Property**

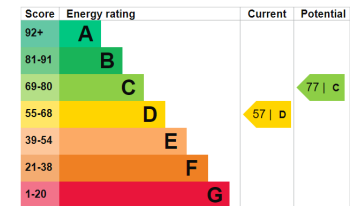
The front porch leads directly into a very spacious kitchen/breakfast room with under floor heating and double doors leading directly onto the rear garden. A well appointed utility room is located just off of the kitchen. The sitting room has a large picture window, which allows for plenty of natural light. There is also a superb wood burner set within a brick surround and an oak mantle. The magnificent master bedroom has a window overlooking the rear garden and benefits from an ensuite shower room and dressing room, both with underfloor heating. In addition, there are two further good size bedrooms, both with air conditioning as has the master bedroom. The family wet room/bathroom, which also has under floor heating, is beautifully fitted and has a raised bath and separate shower.

### **Outside**

The south facing rear garden with two patio areas, is landscaped and beautifully tended. There is a central scalloped lawn area with brick edging and shingle borders along with mature shrub and flower borders. There is also home office/ studio with light and power. Side access leads to the oil tank. The front of the property has raised parking and gravel terraces with planted shrubs.



Total area: approx. 161.9 sq. metres (1743.1 sq. feet)



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