



18 EAST SANDS,  
BURBAGE

BREARLEY & RICH  
ESTATE AGENTS



## **18 EAST SANDS, BURBAGE, WILTSHIRE, SN8 3AN**

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

**A detached bungalow located 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 enjoys a southerly facing aspect to the rear. The property is offered for sale with no onward chain.**

\* Central village location \* Entrance hall \* Superb sitting room with a wood burner \* Kitchen \* Conservatory \* Shower room \* Three bedrooms \*  
\* Fabulous front and rear gardens \* Single garage and plenty of parking \*



### **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 of the most vibrant villages in the area, this bungalow is now ripe for improvement and extension (subject to applying for and obtaining usual planning consents). A spacious hallway leads left into a generous sitting room with a wood burning stove within a stone fireplace surround. Beyond the sitting room is a fitted kitchen and where the oil fired boiler is located. A door then leads into a good size conservatory/dining room. The three bedrooms are all good sizes with one recently used as a dining room. Bedroom 3 has built in wardrobes. A shower room completes the accommodation.

### **Outside**

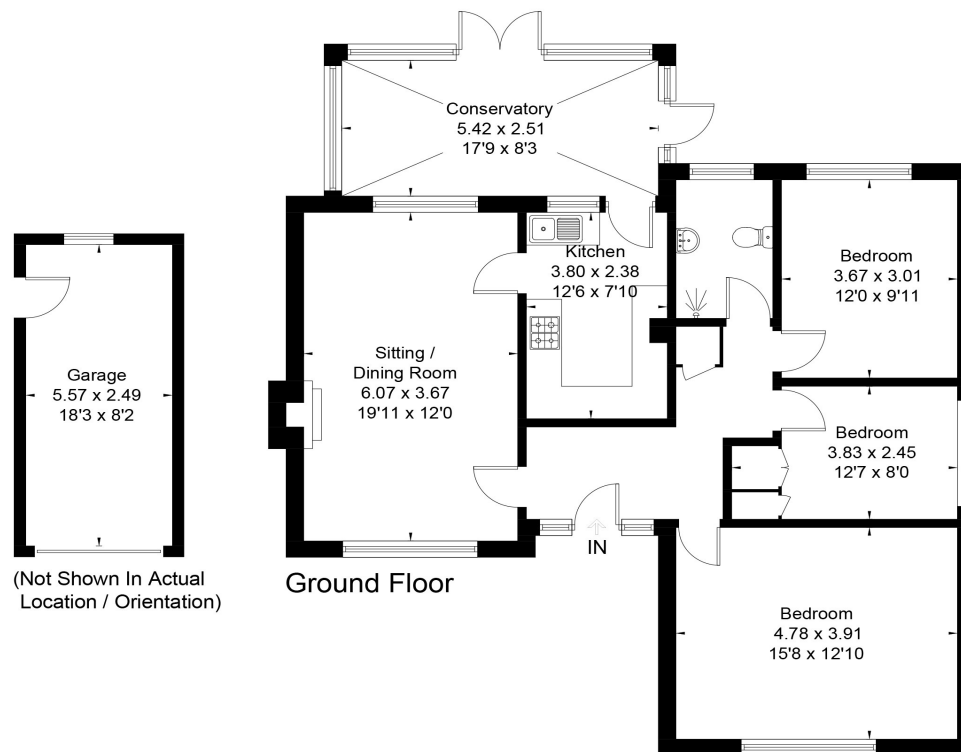
To the front of the property there is lawn area with a foot path to the front door. The fantastic size south facing rear garden is laid to lawn with mature trees and shrubs. There is side access to the front of the property. A driveway with parking for at least 3 cars leads to a single garage with an up-and-over door.

**Notes:** Oil fired central heating . Mains drainage. Council Tax Band 'D'. £2100.24



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C		
55-68	D	60   D	
39-54	E		
21-38	F		
1-20	G		

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)



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

**01672 514820**

[www.brearleyandrich.co.uk](http://www.brearleyandrich.co.uk)  
 1 London Road,  
 Marlborough, Wiltshire, SN8 1PH

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