



11 AILESURY WAY
BURBAGE

BREARLEY & RICH
ESTATE AGENTS

11 AILESURY WAY, BURBAGE, MARLBOROUGH, WILTSHIRE, SN8 3TD 3AN

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

This beautifully presented detached family home is set in the heart of the ever-popular Wiltshire village of Burbage. Combining stylish interiors with practical family living, the property offers a superb kitchen/dining room, bright and spacious accommodation, and a private west-facing garden and all just moments from village amenities and glorious countryside.

*Welcoming hallway * Generous kitchen/dining room with French doors to the garden * Utility room * Sitting room * Four spacious bedrooms * Playroom/5th bedroom *
* Double garage with ample driveway parking * Attractive west-facing rear garden, ideal for relaxing and entertaining *
* Excellent village facilities and easy access to Marlborough, Hungerford & Pewsey *



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

From the welcoming hallway, the sitting room offers a comfortable retreat with views over the front garden and plenty of wall length fitted cupboard and shelves. The heart of the home is the impressive kitchen/dining room, which is the perfect space for family meals and entertaining. The kitchen has plenty of storage and a breakfast bar as well as French doors that open directly onto the terrace of the west-facing garden. Just off the kitchen is a handy utility room with a door to the rear garden and a door to the double garage. There is also a playroom or occasional bedroom and a cloakroom, which complete the ground floor.

Upstairs, there are four, spacious well-proportioned bedrooms. The main bedroom has wall length wardrobes and all the rooms are all served by a very stylish modern and fully tiled family bathroom that has a separate bath and shower .

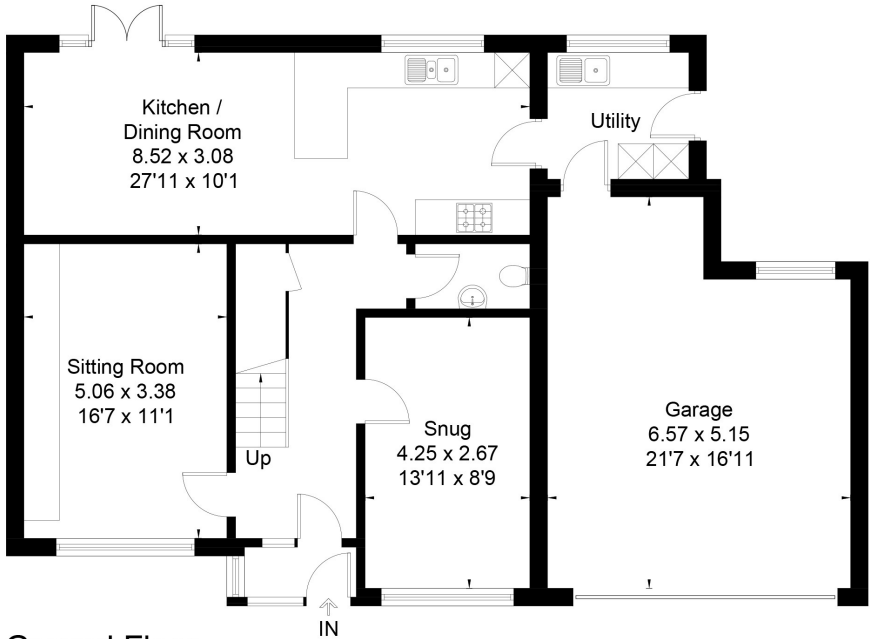
Outside

The property sits behind a neat frontage with driveway parking that leads to a double garage. The rear garden is a particular highlight: It is west-facing and very private, with a good size lawn and terrace that make the most of the afternoon and evening sun.

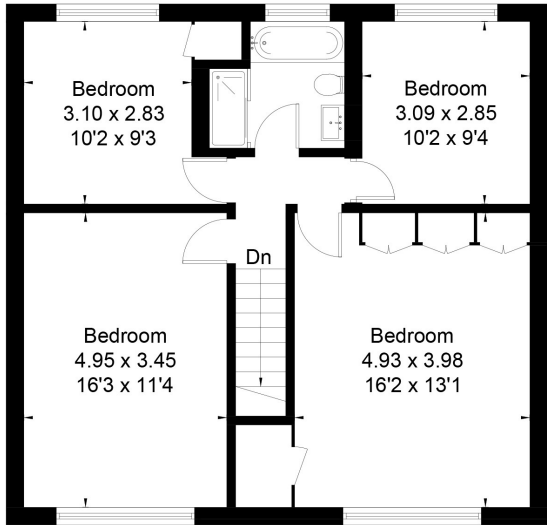
Services

Mains water, electricity and drainage. Oil fired central heating. Council Tax Band: E £2,301.11 2025/26. Broadband 50 Mb FTTC (fibre to the cabinet).

Approximate Floor Area = 186.0 sq m / 2002 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 #98405

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	74 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