



18 MARTINGALE ROAD  
BURBAGE

**BREARLEY & RICH**  
ESTATE AGENTS



# **18 MARTINGALE ROAD, BURBAGE, MARLBOROUGH, WILTSHIRE, SN8 3TY**

*Trains run from Pewsey, Great Bedwyn or Hungerford to London Paddington in approximately 65 minutes or Andover to Waterloo in about 75 minutes.  
M4 J15 Approximately 11 miles, M4 Junction 14, 13 miles.*

**Beautifully presented detached five-bedroom house at the end of this popular development with a lovely west-facing garden.  
The property has been significantly upgraded by the current owners to provide an excellent home well suited for modern living.  
No onward chain.**

\* Reception hall \* Excellent kitchen/breakfast room \* Spacious sitting room with doors to garden \* Large study \* Galleried landing \* 5 Bedrooms \*  
\* 3 bath/shower rooms \* Cloakroom \* Integral double garage with electric doors \* Driveway parking \* West-facing garden \*  
\* Excellent village location \*



## **BURBAGE**

Burbage is a very popular village situated on the southern edge of Savernake Forest to the south of Marlborough. The village offers plenty of amenities including a post office within the garage/petrol station, village shop, Good Ofsted rated primary school which is part of the Excalibur Academy Trust leading in to St. John's in Marlborough, a doctors' surgery and a public house with restaurant. There are several active clubs and societies in the village, including a thriving cricket and tennis club.

A more comprehensive range of shops and amenities can be found in the pretty market towns of Marlborough and Hungerford that are approximately 6 miles and 10 miles away respectively and offer a range of supermarkets, independent and high street retailers, leisure centres and cinema and main line station to London Paddington.





## THE PROPERTY

Originally one of the show homes for the development when it was built in 1995, this beautifully presented property has been looked after by its current owners and updated with the creation of a kitchen/breakfast room from the original kitchen and separate dining room. Further recent updates have also included the refurbishment of all three bathrooms and the installation of triple glazing throughout, along with the replacement of soffits, fascias and gutters.

The focus of the house is the kitchen/breakfast room which features underfloor heating beneath the artisan limestone flooring and granite worktops and has a door to the garden, and space for a large table in addition to the island breakfast bar. There is a separate utility room fitted with matching units and benefiting from a further door to the garden. The sitting room offers an open fire and French doors, while to the front of the house there is a large study. The reception hall itself is a large welcoming space and gives access to the cloakroom and has a door in to the integral double garage. Upstairs the galleried landing is lovely and light, and leads to five good-sized bedrooms, two of which have fitted storage and modern en-suite facilities. The family bathroom and main en-suite both have underfloor heating.

## OUTSIDE

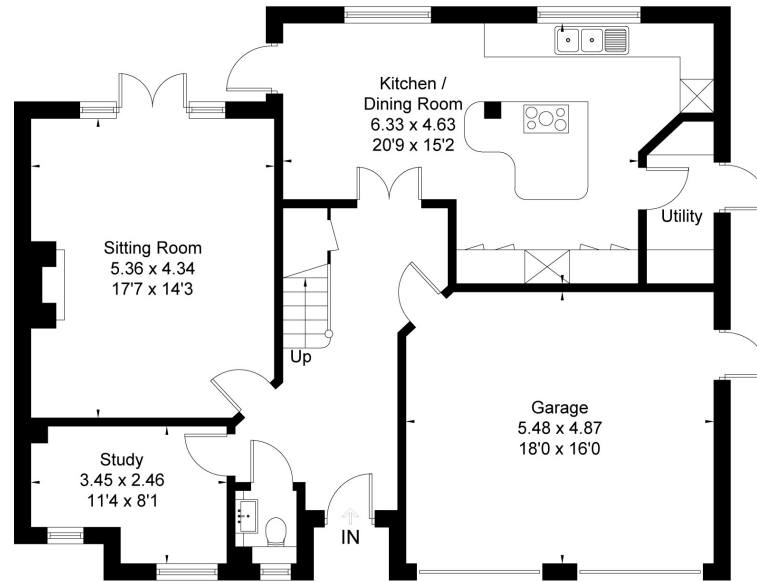
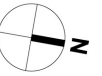
The gardens are a further highlight of the property, the front garden has been landscaped for low-maintenance interest, while to the rear the focus is on family space. Directly behind the house there is a clematis-covered pergola, providing a shady spot for summer dining overlooking the lawn. At the end of the garden there is a vegetable area with raised beds and a further private and sheltered seating area placed to get the morning sun. There is a large potting shed in the corner and two pedestrian gates give access to the front of the house.

**SERVICES** Mains electricity, water and drainage. Oil fired central heating. Council tax band G. Broadband of 37mbps currently connected.

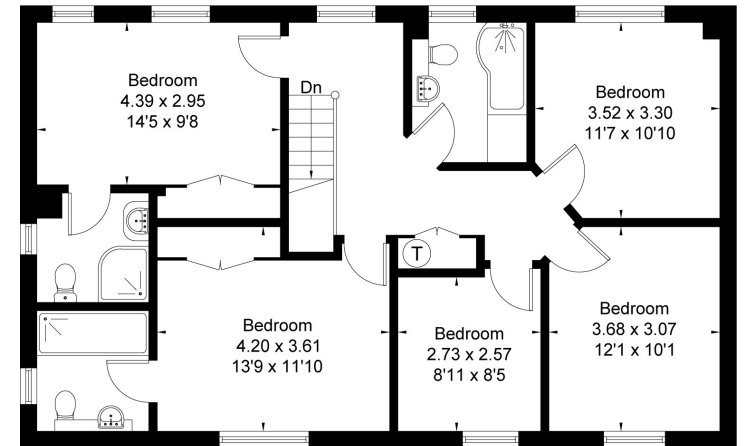




Approximate Area = 196.8 sq m / 2118 sq ft  
(Including Garage)



Ground Floor



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
fourwalls-group.com 314400

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72   C
55-68	D	59   D	
39-54	E		
21-38	F		
1-20	G		

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