



12 SUTHMERE DRIVE  
BURBAGE

BREARLEY & RICH  
ESTATE AGENTS



## **12 Suthmere Drive, Burbage, Marlborough, Wiltshire, SN8 3TG**

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

A superb detached bungalow within the popular village of Burbage. The property has been extended both to the front and rear and offers flexible accommodation. The property is a spacious and well maintained bungalow located near to local shops, bus stop, tennis and cricket club and doctors surgery. No onward chain.

**\* Large frontage with ample parking \* Spacious entrance hall \* Good size sitting room \* Modern refitted kitchen \* Dining room  
Utility \* 3 bedrooms (two of which have been extended) \* Family bathroom \* Separate shower room  
\* Generous front and rear garden with a large detached workshop \* Garage \* Oil fired central heating**



### **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, village hall, British Legion, primary school, petrol station, doctors surgery, public house and builders merchant. A more comprehensive range of shop and amenities can be found in the larger market towns of Marlborough and Hungerford approximately 10 miles north or east.





### **The Property**

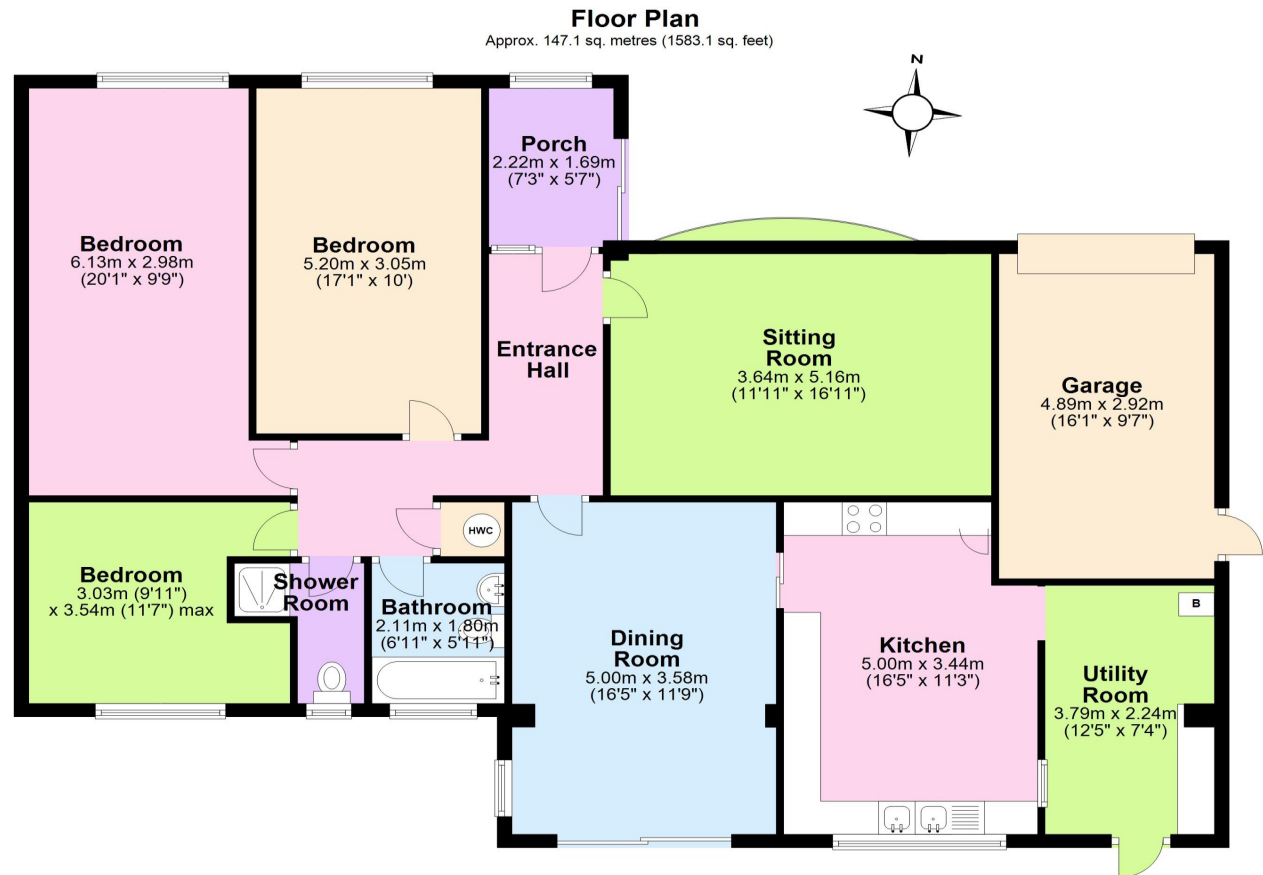
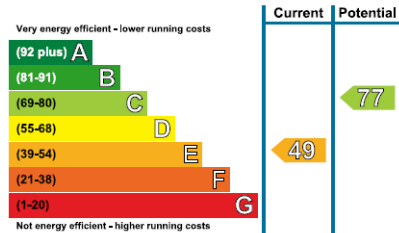
12 Suthmere Drive is a substantial bungalow that is conveniently situated in a prime road within this much loved village. The property has been improved in the last few years to include a contemporary refitted kitchen, a bathroom and a smart wood burning stove in the sitting room. As well as these improvements, the current owners have installed a new boiler that is located in the utility room. All of the rooms are a generous size in particular the bedrooms, which are all double, ut all rooms are well proportioned. The property is well set back from the road. The doctors surgery, primary school, local convenience shop and petrol station (with a post office), village hall and tennis and cricket club are all within a few minutes walk.

### **Outside**

The large frontage is mainly laid to lawn with a driveway and hard standing parking for several vehicles and leads to the garage. There is an abundance of mature shrubs and trees with flower borders. that edge the driveway. The southerly facing rear garden is very private and well kept. It is mainly laid to lawn again, with a vegetable patch and fruit cage to the rear. A reasonable size patio area next to the property is perfect for alfresco dining. There is also a large and very useful brick built workshop with light and power. The property has gated side access. Note: A public footpath runs alongside the property leading to mainly servicing the new development to the rear.



#### Energy Efficiency Rating



Total area: approx. 147.1 sq. metres (1583.1 sq. feet)

This floor plan is for illustrative purposes only, areas, measurements and distances given are approximate. Any prospective purchaser should satisfy themselves as to precise dimensions.  
Plan produced using PlanUp.

**12 Suthmere Drive, Burbage, Marlborough**

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