



37 EAST SANDS
BURBAGE

BREARLEY & RICH
ESTATE AGENTS

37 EAST SANDS, BURBAGE, MARLBOROUGH, WILTSHIRE, SN8 3AN

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

A quite superb and well-presented terraced cottage in this quiet position within a sought after and friendly village. The property enjoys a rear garden of just under half an acre that adjoins the village cricket club. There is parking for two/three cars as well as a large shed and workshop.

Viewing is essential to really appreciate this wonderful cottage and garden.

- * Reception hall/utility * Kitchen/dining room * Solid oak flooring * Two double bedrooms * Single third bedroom *
- * Generous size family bathroom * Off-road parking * 0.49 acre plot * Front garden with a large shed and workshop *
- * Excellent village facilities and easy access to Marlborough, Hungerford & Pewsey *



Burbage

Burbage is a very popular and active village, situated on the southern edge of Savernake Forest and offering plenty of local clubs and societies and amenities. Facilities within the village include a shop, village hall, British Legion, primary school, petrol station with post office, a doctors surgery, public house and a builders merchant. A comprehensive range of shops and amenities can be found in the larger market towns of Marlborough and Hungerford approximately 6 miles north or 10 miles east respectively.

The countryside surrounding the village is part of the Wessex Downs Area of Outstanding Natural Beauty and offers plenty of opportunities for exploration.



The Property

A large reception hall with space for coats/shoes and a utility area leads into the fully fitted kitchen/dining room with a ceramic tiled floor, window to front and fitted units with wooden work tops. There is also a chimney breast with a feature fireplace. The sitting room has a large floor to ceiling window and double doors that open on the terrace. The sitting room also has a wood burning stove. Stairs from the sitting room lead to the first floor, which provides a spacious main bedroom with oak flooring and a window overlooking the garden, a second bedroom to the front of the house and a single third bedroom or excellent study. There is also spacious family bathroom with a luxurious contemporary suite, a separate shower and oak flooring.

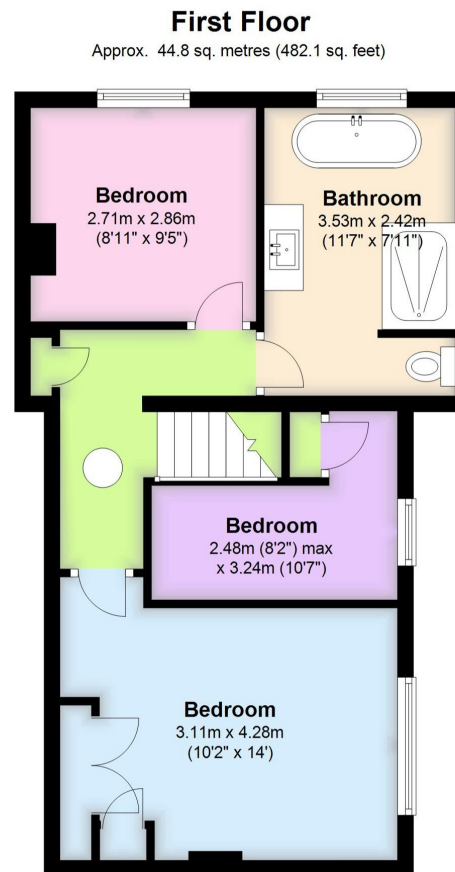
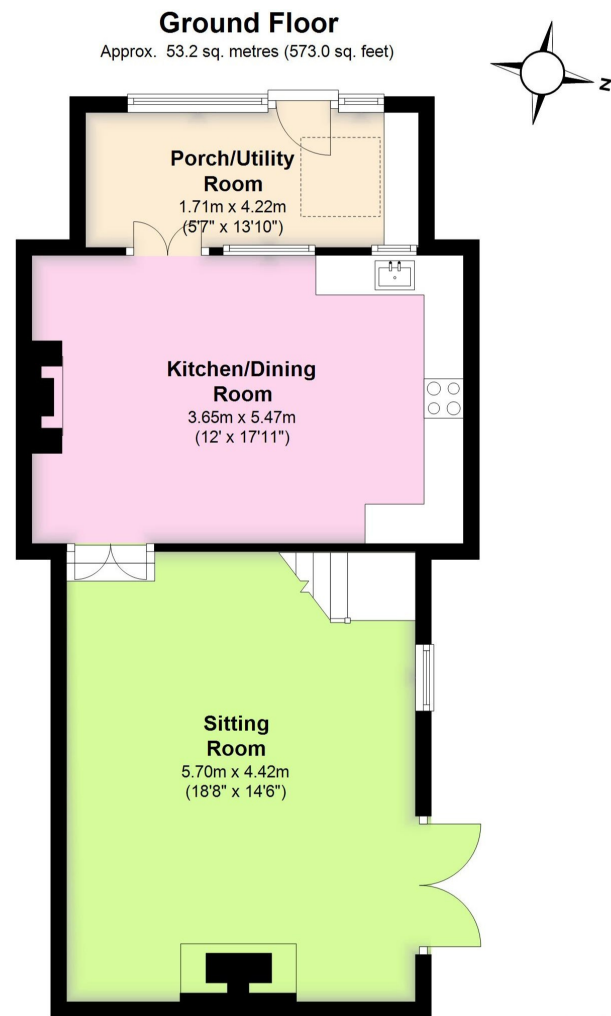
Outside

This beautiful home has the benefit of an unusually large and stunning garden with a large stone laid terrace that is accessed from the sitting room. Steps flanked by raised flower borders rise to a lawn that adjoins the village cricket club playing fields. There is a timber storage shed and the end of the garden is raised with a recently planted orchard area. There is plenty of space for a home office or summerhouse if required. The front of the property has parking for several vehicles and beyond this is a path leads up to another garden area that leads to a stable and workshop.

Services

Mains water, electricity and drainage. Oil fired central heating. Council Tax Band: B.

Tenure Freehold



Total area: approx. 98.0 sq. metres (1055.0 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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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