



Burroughs Drove, Burbage, Wiltshire SN8

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A well presented detached 3 bedroom bungalow with a generous sized garden, garage and parking.

- Sitting room
- Kitchen/dining room
- Family bathroom
- Master bedroom with fitted wardrobes
- 2 further bedrooms
- Garden room
- Utility room
- Garage/store
- Gardens
- Parking

### Property

This well situated bungalow, which was built we believe in the mid 70s, is constructed of brick under a tiled roof and comes with planning permission to extend 3.5m to the left hand side. The current owners have extensively refurbished the property since moving there 6 years ago. There is a good size sitting room with a Jet Master open fire and a really super kitchen/dining room. The kitchen is fitted with a full range of wall and base units made by Cooke and Lewis with solid oak work tops. There is a Belling range oven with a 5 ring induction hob, an integrated larder/fridge, dishwasher and microwave. The attractive stone flooring is made by Marlborough Tiles and extends across the room to the French doors leading to the garden. There is a separate utility room with plumbing for a washing machine and access to the garage/store. The master bedroom has the benefit of fitted wardrobes and there are two further bedrooms; one with French doors leading into the garden room which would benefit from some renovation. The family bathroom is well appointed





and the property is double glazed throughout.

### Gardens and Grounds

A drive way leads to the garage/store and provides parking for 2 vehicles. There is a large area of gravel leading around to the side of the property, providing parking for several more vehicles. The rear garden is accessed via a wooden gate and is mainly laid to lawn but also includes some mature trees, flower beds and borders, a patio, log store and external lighting. A covered side passage way leads to the front and rear of the property.

### Surrounding area and communications

The large village of Burbage is a sought after community about 5 miles south of Marlborough. Local amenities include a primary school, church, pub and doctor's surgery. Burbage is situated within the North Wessex Downs area of outstanding natural beauty at the eastern end of the Pewsey Vale. It is surrounded by glorious countryside with the Kennet and Avon canal lying just to the north. Marlborough has an excellent range of independent shops and restaurants whilst Swindon is also easily accessible. The M4 is joined at either junctions 13 or 15 for access to London and the west and there are good railway links into London Paddington from either Swindon or Pewsey (from 1 hour approximately). The area is well served by an excellent range of state and independent schools including St John's, Marlborough College and St Francis Prep School.



### Tenure

Freehold

### Services

Oil central heating, mains water and drainage

### Local Authority

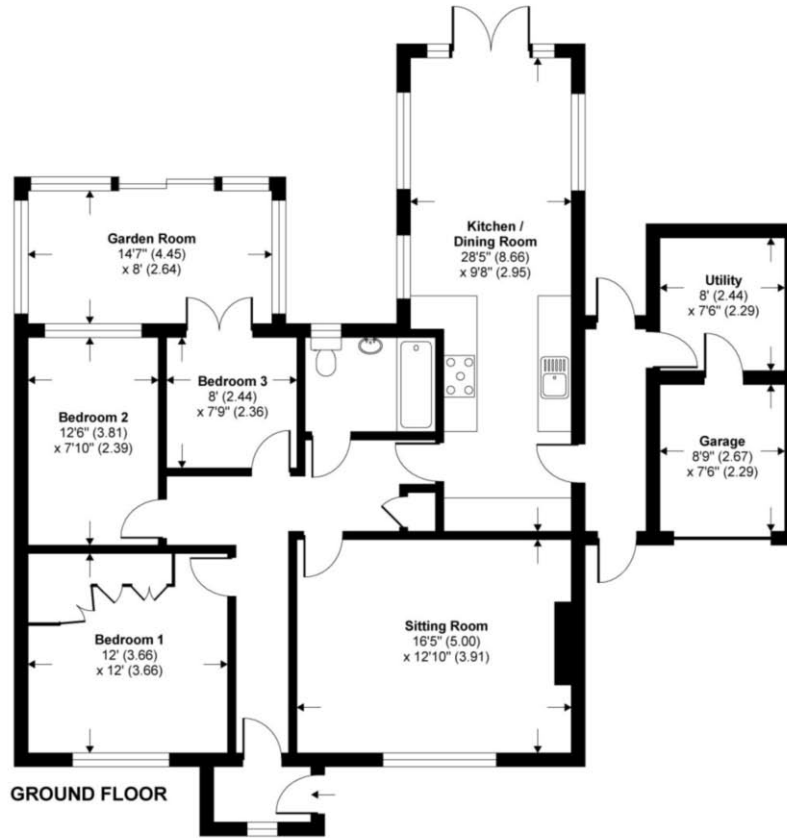
Wiltshire Council Tax Band D

### Planning number

E/2011/1149/FUL



# Burroughs Drive, Marlborough, SN8



**TOTAL GROSS INTERNAL FLOOR AREA 1265 SQ FT 117.5 SQ METRES**  
**MAIN HOUSE INTERNAL FLOOR AREA 1133 SQ FT 105.3 SQ METRES**  
**OUTBUILDING INTERNAL FLOOR AREA 132 SQ FT 12.3 SQ METRES**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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## Directions

From Marlborough High Street take the A346 towards Salisbury and continue through the Savernake forest over the railway bridge to the left hand exit signposted Burbage. Continue travelling through the village and turn into the High Street. Proceed along the High Street and take a left hand turning into Taskers Lane and the first right off this into Burroughs Drive. The property is the first on the left hand side as indicated by our For Sale board.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(56-68)	D		
(39-54)	E	50	55
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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