



20 Marlborough Road

Burbage, Marlborough, Wiltshire, SN8 3AU

marc allen

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# 20 Marlborough Road

Burbage, Marlborough, Wiltshire, SN8 3AU

Guide £1,200,000

A substantial detached property with beautifully maintained gardens and an additional parcel of land.

## Description

The extremely well presented accommodation includes a fabulous reception hall, four further reception rooms and a tasteful bespoke kitchen with ample space for a table. There is also a useful utility room and downstairs cloakroom. On the first floor there is a generous landing, four good bedrooms and dressing room/possible fifth bedroom. Two of the bedrooms have spacious ensuites. Outside there is a driveway to the garage block, lovely gardens and a further area of land totalling approx. 0.65 acres in all.

## Burbage

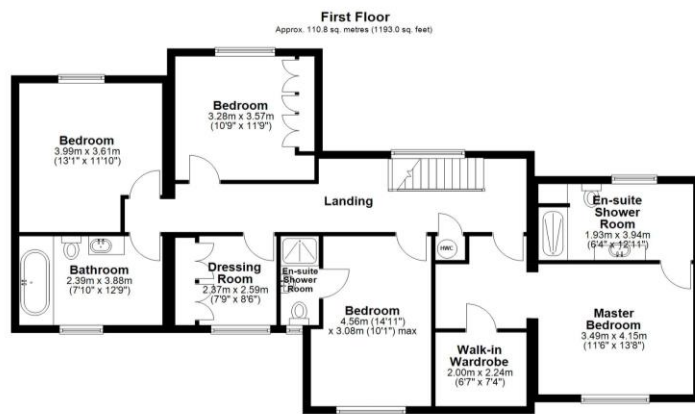
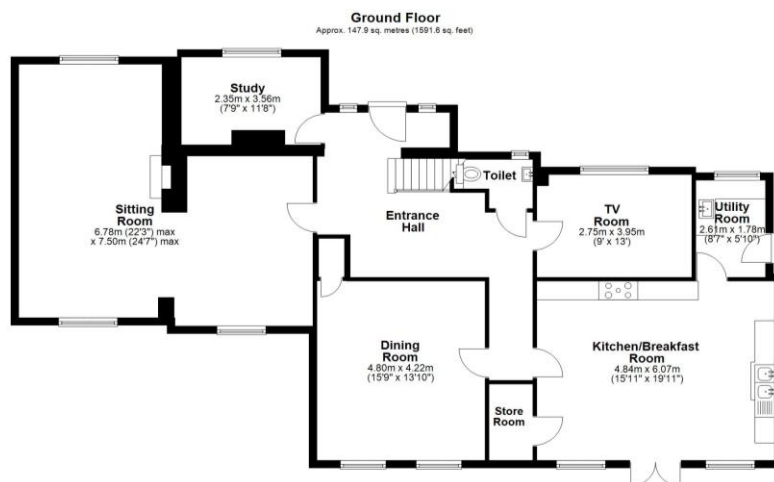
Burbage is situated 7 miles south of Marlborough on the edge of the Savernake Forest and has a local shop and grocers, a hardware merchant, doctors, primary school and a public house. More comprehensive leisure, recreational and shopping facilities are available at Marlborough and Swindon (18 miles). There are mainline railway stations at Hungerford (10 miles), Pewsey (3 miles) and Great Bedwyn (3 miles). The M4 motorway can be joined at junctions 14 or 15.

## Directions

From our office, turn left up the high street, and follow along the A338 for approx 9 miles. When approaching Burbage, take the 4th exit at the roundabout. Follow along the High Street, when

reaching Marlborough Road, No 20 will be found on the right.

- Reception Hall
- Cloakroom
- Sitting Room
- Snug
- Dining Room
- Study
- Kitchen/Breakfast Room
- Utility Room
- Four Bedrooms
- Dressing Room/Bedroom Five
- Bathroom
- Two Ensuites
- Detached garage block
- Driveway
- Additional area of land



Total area: approx. 258.7 sq. metres (2784.7 sq. feet)



To view this property call Marc Allen Estate Agents on **01488 685353**



Door to:

Reception Hall

Tiled floor. Radiator. Stairs to first floor.

Cloakroom

A white suite comprising wc and surface mounted wash hand basin. Tiled floor.

Sitting Room

Fireplace with a store surround and real flame gas fire (bottled not mains). Wood effect flooring. Fitted cabinetry. Two radiators.

Snug

Wood effect flooring. Radiator.

Dining Room

Built in cupboard. Wood effect flooring. Radiator.

Study

With a desk and fitted cupboards over. Wood effect flooring. Radiator.

Kitchen/Breakfast Room

Tastefully fitted with a range of two tone wall and base units with drawers, granite work surfaces over and upstand. Double bowl stainless steel sink unit with a mixer tap. Rangemaster, range style cooker with an extractor over. Integrated dish washer and coffee machine. Space for a table. Tiled floor. Walk in cupboard. Two upright radiators.

Utility

With a further range of units sink and work surfaces over. Plumbing for automatic washing machine. Radiator. Oil fired boiler for domestic hot water and central heating. Stable door to garden.

Stairs give access to a large landing

Airing cupboard with hot water tank and immersion heater. Access to loft.

Bedroom 1

With a dressing area and walk in wardrobe. Radiator. Distinctive shaped window and part vaulted ceiling with exposed timbers. Low radiator.

Ensuite Shower Room

A generous shower enclosure, shaped wash hand basin with cupboard below and wc. Chrome finish heated towel rail.

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Disclaimer These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract.

Bedroom 2

Radiator.

Ensuite Shower Room

With a generous shower enclosure, wash hand basin and wc. Chrome finish heated towel rail.

Bedroom 3

Fitted wardrobes. Radiator.

Bedroom 4

Eaves storage. Radiator.

Bedroom 5/Dressing Room

Fitted wardrobes. Radiator.

Bathroom

A white suite comprising panelled bath with a shower attachment, surface mounted wash hand basin with cupboards below and wc. Traditional style radiator/towel rail.

Detached garage block

With twin remote controlled up and over doors. Light and power. Eaves storage. Personal door to the side.

At the front of the property is

A five bar gate leading to a good driveway and parking area. The garden is laid to lawn with mature hedging, timber edged borders and log store. Oil tank and side access.

At the rear of the property is

A wide paved terrace and decked area leading to a well maintained lawned garden with mature hedging, trees and further patio. A covered archway leads to an additional area of land laid to grass with mature hedging on the borders and a five bar gate at the front.

Services

Mains water, electric and private drainage. Appliances, where fitted, have not been tested nor have any forms of heating. Only fixtures and fittings which are specifically identified are included.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	65 D
39-54	E		
21-38	F		
1-20	G		

