



6 MARLBOROUGH ROAD, BURBAGE

BREARLEY & RICH
ESTATE AGENTS

6 Marlborough road, Stibb Green, Burbage, Marlborough, Wiltshire, SN8 3AJ

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

A substantial detached bungalow offering versatile accommodation in a large plot with views to the rear. The property has been extended and this work requires finishing by a new owner to their requirements, including potential for an attached car port.

- * Reception hall * Superb kitchen/breakfast/dining room * Sitting room with open fireplace * 5 bedrooms * Bathroom * Shower room**
- * Potential for en suite shower room in extension * Large utility/boot room * Wonderful views ***
- * Extensive parking * Gardens of approximately 0.33 acres ***
- * Planning for double carport included on the planning for extension in 2006 ***



BURBAGE

Burbage is a very popular village, situated on the southern edge of Savernake Forest and offering plenty of amenities including a village shop, village hall and church, builders merchants, primary school, petrol station with post office, doctors surgery and public house.

The village also boasts a very active cricket and tennis club and a scout pack, together with a British Legion. A more comprehensive range of shop and amenities can be found in the larger market towns of Marlborough and Hungerford approximately 5 miles north or east.



THE PROPERTY

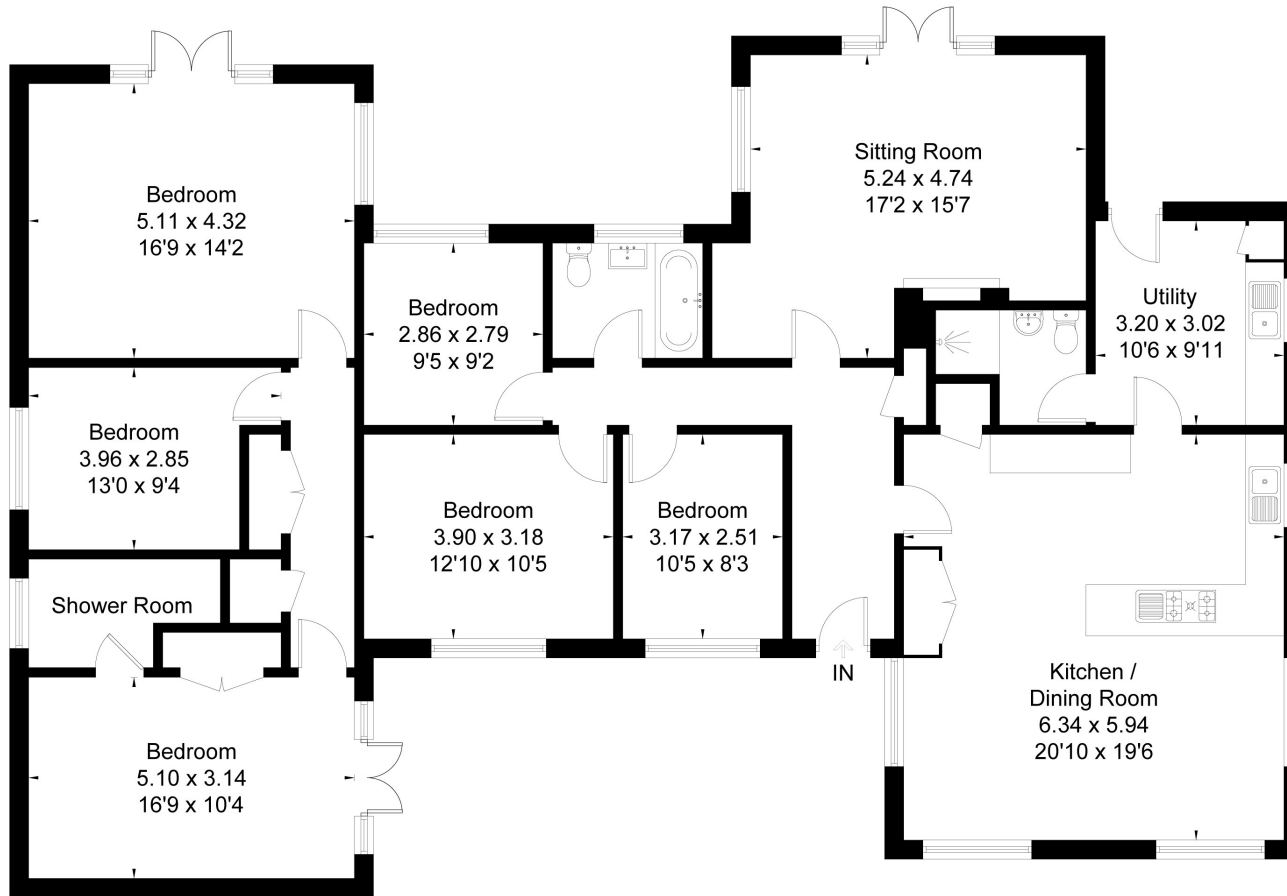
This substantial detached bungalow has been greatly enlarged by the current owners including an extension to the kitchen which now provides plenty of space for a large dining table and a sofa. Off the kitchen there is a utility/boot room and a shower room. To the rear of the house there is a sitting room with open fireplace and French doors to the gardens. The hall way leads to three bedrooms and a family bathroom. The extension provides three bedrooms, one of which has an en suite (to be completed). In connecting the extension to the existing property, plans included using one of the existing bedrooms as an en suite to the new main bedroom, so that the final property would be 5 bedrooms and 4 bath/shower rooms. Work in the extension has been completed up to and including decorating and carpeting but further works including second fix wiring, underfloor heating, and an en suite shower room need to be completed. The property offers an opportunity for a new buyer to complete the build to their own needs and requirements. Planning permission for the extensions also included an attached 2 bay car port.

OUTSIDE

The property is approached over a large gravel parking and turning area with a lawn and two mature monkey puzzle trees to the front of the house. A path to the side leads past a storage area to a large paved terrace and a flat lawn. The garden is private and enjoys wonderful views over open countryside. There is a large timber shed/workshop and a barked play area.

SERVICES Mains water electricity and drainage. Oil fired central heating. Council Tax Band E.

Approximate Floor Area = 189.6 sq m / 2041 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #64618

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	67 D
39-54	E		
21-38	F		
1-20	G		

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