



REGENT HOUSE, 30A EASTCOURT
BURBAGE

BREARLEY & RICH
ESTATE AGENTS

REGENT HOUSE 30A EASTCOURT, BURBAGE, MARLBOROUGH, WILTSHIRE, SN8 3AG

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

Superbly presented detached family home, conveniently situated in one of this sought after villages most desirable locations. The property has been hugely improved by the current owners including a new kitchen and a fantastic and spacious loft conversion.

* Hall * Cloakroom * Sitting room * Open plan kitchen/dining Room * Utility room /store room * Master bedroom with en-suite shower room * 3 further bedrooms * Loft room
* Family bathroom * Good size enclosed rear garden * Parking for at least three vehicles * Garage (currently used as storage)



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

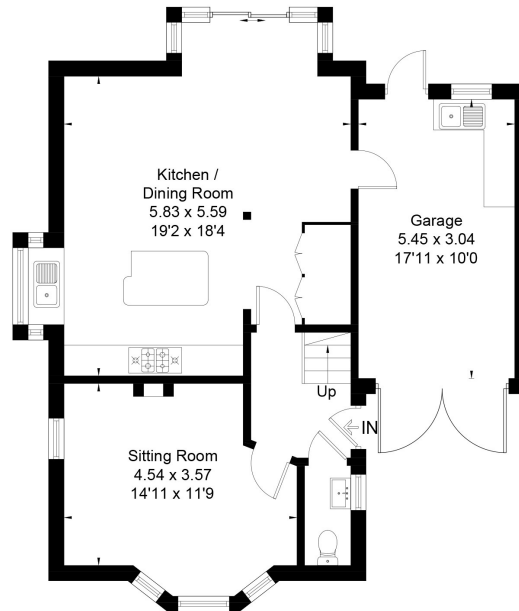
The hallway, with stairs to the first floor leads to a cloakroom, the sitting room and kitchen/dining room. The sitting room has a bay window to the front and a window to the side. There is also a fireplace with a recessed wood burning stove and oak mantle. The kitchen/breakfast room has travertine flooring and new light coloured units with elegant granite work tops and an Island/breakfast bar. The kitchen is the perfect social space for both entertaining and general day-to-day family living. Sliding patio doors lead onto the rear garden. From the kitchen is a utility/store room that could easily be converted back for use as a garage and has a door leading to the rear garden. On the first floor, the Master bedroom has a smart contemporary en suite shower room. There are two more double bedrooms and the luxurious family bathroom with a contemporary white suite and an over bath shower. On the second floor is a versatile room ideal as playroom, hobby or work from home office. Beyond this is another generous bedroom.

Outside

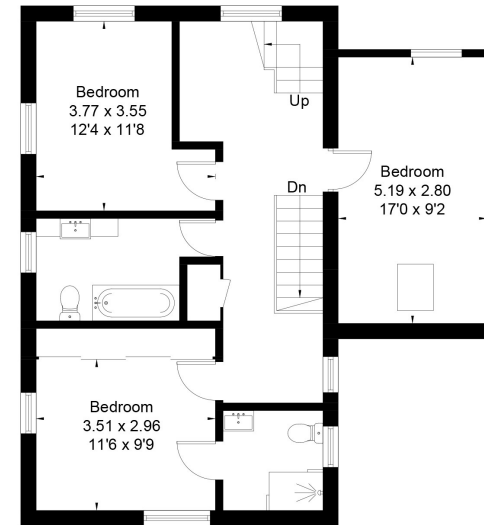
The pretty westerly facing rear garden is laid to lawn and also has a large terrace. The garden is enclosed by panel fencing, has plenty of mature shrubs and a side gate that gives access to the footpath. Access to the front garden is available to the side of the house. The front again has a lawn, but is predominantly laid to a gravel driveway that offers parking for at least three vehicles. NB THE NEIGHBOURING PROPERTY HAS A VEHICULAR RIGHT OF ACCESS OVER REGENT HOUSE DRIVEWAY.



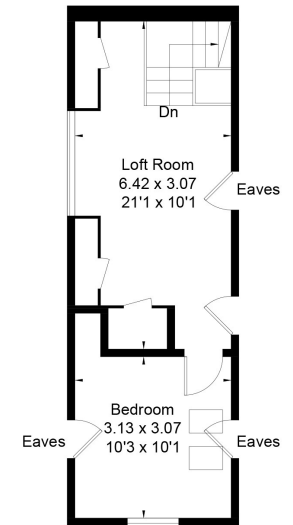
Approximate Floor Area = 176.2 sq m / 1897 sq ft (Including Garage)



Ground Floor



First Floor



Second Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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 #70063

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