



25 SUTHMERE DRIVE, BURBAGE,
MARLBOROUGH

BREARLEY & RICH
ESTATE AGENTS

25 Suthmere Drive, Burbage, Marlborough Wiltshire, SN8 3TG

M4 (Junction 14) Approximately 13 miles. Rail link via Hungerford, Great Bedwyn or Pewsey to London Paddington in approximately 1 hour.

A beautifully presented bungalow which has undergone extensive refurbishment to a very high standard and is situated in the highly sought after village of Burbage, a short distance away from the famous market town of Marlborough.

* Entrance Hall * Cloakroom * Sitting room * Kitchen/dining room * Three double bedrooms * Superb family bathroom * Driveway * Front garden *
* Large rear garden * Garden shed * Triple/double glazing * Oil central heating * New roof in 2024 *



Location

Burbage is a very popular village, situated on the southern edge of Savernake Forest and offering plenty of amenities. The village has a village shop, village hall, British Legion, primary school, petrol station with post office, doctors surgery, public house and builders merchant. A more 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 Property

The front door leads into the entrance hall which has coat hanging space and a cloakroom. A doorway then leads into the bright and spacious sitting room with fitted Hammonds units and with a lovely bay window to the front. The kitchen/dining room has a modern and well equipped kitchen with a range of wall and base units as well as solid granite work surfaces. Integrated appliances include: an induction hob, a Neff eye-level double oven, Zanussi dishwasher, Zanussi washer/dryer and an integrated fridge freezer. There is also a door that leads to the side passage. From the sitting room an inner hallway leads to the bedrooms. The main bedroom has fitted Hammonds wardrobes and two further bedrooms, one of which also has fitted Hammonds wardrobes. An impressive family bathroom with natural coloured floor and wall tiles and comprises a modern suite with separate bath and walk-in shower cubicle and this completes the accommodation. The property is fully double glazed and has oil fired central heating.

Outside

To the front of the property there is a block paved driveway and lawned area. The well stocked rear garden is fully enclosed with panel fencing and has a patio which leads to the large lawned area via gently rising steps with tiered raised beds either side. There is also a large garden shed (installed in 2024) which has full power with a store behind and there is also an enclosed oil tank. To the side of the property is an external oil fired central heating boiler. The front of the property can be accessed from the rear garden.

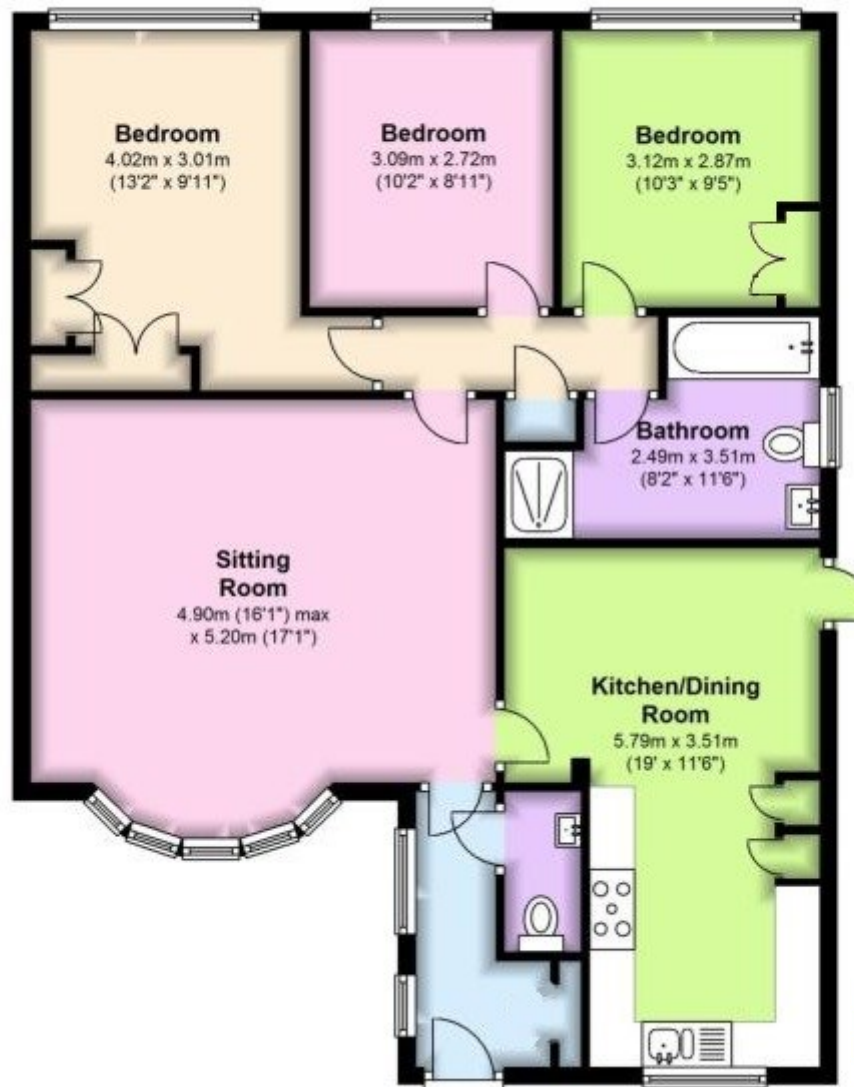
Services

Mains water, drainage and electricity. Oil fired central heating. Council tax Band: D.



Ground Floor

Approx. 89.4 sq. metres (962.4 sq. feet)



Total area: approx. 89.4 sq. metres (962.4 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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