



**15 SADDLERS WAY  
BURBAGE**

**BREARLEY & RICH**  
ESTATE AGENTS



## **15 SADDLERS WAY, BURBAGE, MARLBOROUGH, WILTSHIRE, SN8 3TX**

*Trains run from Pewsey, Great Bedwyn or Hungerford to London Paddington in approximately 65 minutes or Andover to Waterloo in about 75 minutes.  
M4 J15 Approximately 11 miles, M4 Junction 14, 13 miles.*

**Detached four-bedroom modern family home in this popular development and with a lovely rear garden.  
The property has well designed and proportionate accommodation and has been well maintained by the current owners.**

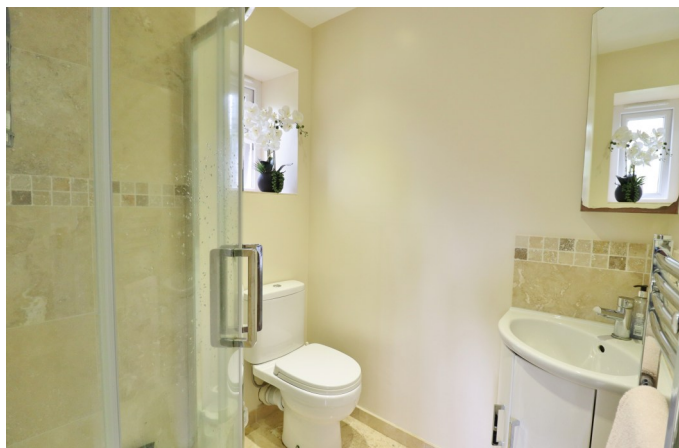
\* Reception hall \* Kitchen/breakfast room \* Sitting room with doors to garden \* Dining room \* 4 Bedrooms \*  
\* 2 bath/shower rooms \* Cloakroom \* Integral single garage \* Driveway parking \* Pretty rear garden \*  
\* Excellent village location \*



### **BURBAGE**

Burbage is a very popular village situated on the southern edge of Savernake Forest to the south of Marlborough. The village offers plenty of amenities including a post office within the garage/petrol station, village shop, Good Ofsted rated primary school which is part of the Excalibur Academy Trust leading in to St. John's in Marlborough, a doctors' surgery and a public house with restaurant. There are several active clubs and societies in the village, including a thriving cricket and tennis club.

A more comprehensive range of shops and amenities can be found in the pretty market towns of Marlborough and Hungerford that are approximately 6 miles and 10 miles away respectively and offer a range of supermarkets, independent and high street retailers, leisure centres and cinema and main line station to London Paddington.



## THE PROPERTY

On entering the property there is a welcoming hallway that leads to a well equipped kitchen/breakfast room with matching wall and base units and granite work tops. There is space for a dishwasher and an upright fridge/freezer. The kitchen also has an integrated Bosch electric oven with a hob over and a cooker hood above. The kitchen has space for a kitchen table and there is a side passage door that leads to the rear garden. Back in the hallway, there is cloakroom and a door to the integral garage. The sitting room has French doors to the rear garden and an open fireplace with stone surround. The dining room is a generous size and comfortably accommodates a table that seats six, but could easily cater for more. On the first floor there are four bedrooms. The lovely main bedroom has built-in wardrobes and also a modern ensuite shower room. The second and third bedrooms are also good sizes and the fourth works well as a single bedroom or as a study as it is currently utilised. The family bathroom, comprising of a white suite, completes the property.

## OUTSIDE

The rear garden is laid mainly to lawn with a paved patio terrace, which is perfect for dining alfresco. The garden is enclosed by panel fencing and has mature flower borders. The front garden is open plan with a small lawn area and a mature fruit tree as well as mature shrubs. A brick laid driveway leads to a single garage with an up-and-over door.

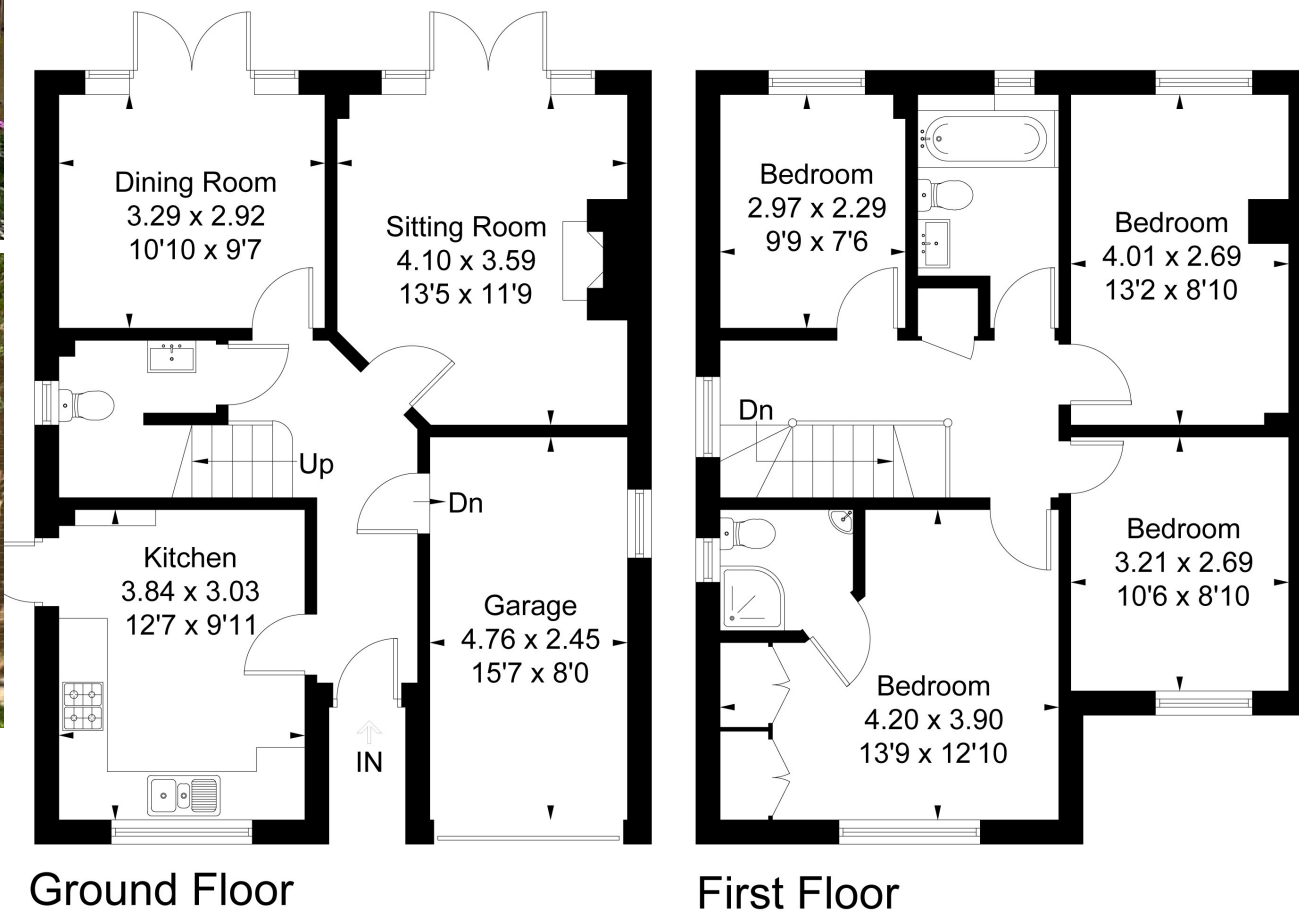
## SERVICES

Mains electricity, water and drainage. Oil fired central heating. Council tax band F.





Approximate Area = 119.7 sq m / 1288 sq ft and Garage



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60   D	77   C
39-54	E		
21-38	F		
1-20	G		

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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