



**159 HIGH STREET  
BURBAGE**

**BREARLEY & RICH**  
ESTATE AGENTS

## **159 High Street, Burbage, Marlborough Wiltshire, SN8 3AA**

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

**Benefitting from a 10 year guarantee, this new and individual detached house occupies a non estate location close to facilities in the popular village of Burbage. This 3 bedroom plus large dressing room/first floor study property offers light filled accommodation throughout and is built to the latest high sustainable standards and specifications to ensure low future running costs.**

\* Reception hall \* Living room \* Kitchen/breakfast room \* Dining/family room \* 3 bedrooms \* Dressing room/first floor study \* Family bathroom \* En suite shower room \* Utility room  
\* Cloakroom \*  
\* Parking \* Gardens " Central village location \* Solar panels and air source heat pump \*



### **Location**

Burbage is a very popular and active village, situated on the southern edge of Savernake Forest and offering plenty of local clubs and societies and amenities. Facilities within the village include a shop, village hall, British Legion, primary school, petrol station with post office, a doctors surgery, public house and a builders merchant. A 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 countryside surrounding the village is part of the Wessex Downs Area of Outstanding Natural Beauty and offers plenty of opportunities for exploration.



### **The Property**

An attractive brand new 3 bedroom plus dressing room/first floor study house within the conservation area of Burbage High Street. This individual property offers a superb layout with lovely features from part panelled walls to tiled floors. Downstairs the property benefits from a large welcoming hallway leading into a light kitchen/breakfast room with fitted hob, oven, fridge, freezer and wine cooler. There is a separate utility room. To the other side of the hall, double doors lead in to a well proportioned living room with bi-folding doors to the garden while to the rear of the house there is a vaulted dining or garden/family room, also benefitting from doors to the garden. There is also a cloakroom off the hall.

Upstairs the part panelled landing gives access to three bedrooms, the main bedroom having a walk in wardrobe, a Juliet balcony and an en suite shower room, There is also a large walk in dressing room/study and a family bathroom with a shower over the bath. There is also a large airing/storage cupboard.

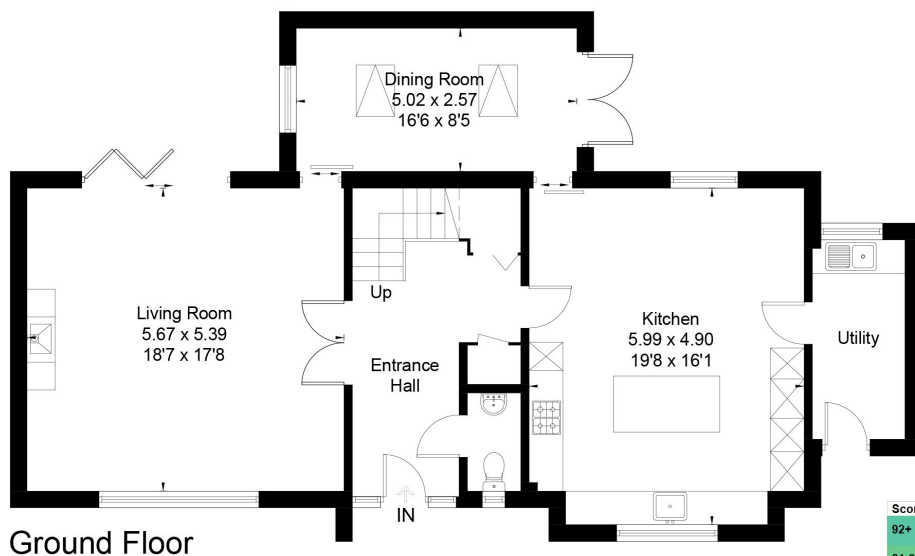
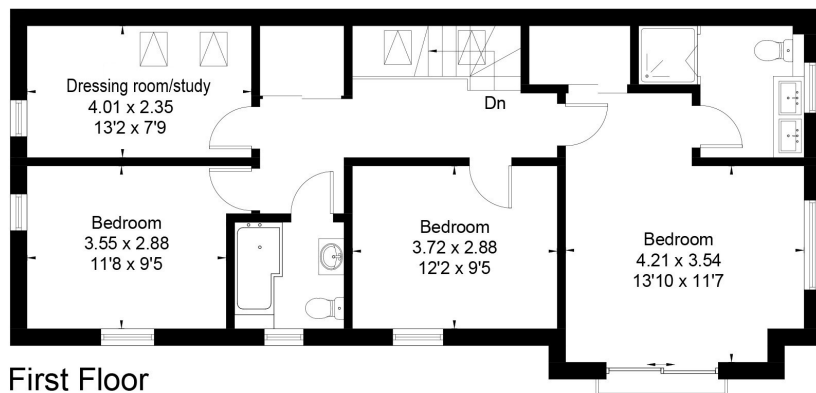
### **Outside**

To the front of the property there is a gravelled driveway. The garden surrounds the property and is private and low maintenance while offering separate seating areas outside the sitting room and family room connected by a raised lawn. There is a path to the side of the house which also leads to a door in to the utility room.

### **Services**

Mains water and electricity. Air source heat pump for underfloor heating. Solar panels. Electric vehicle charging point. Drainage to mains via pumped system. Council tax TBC.

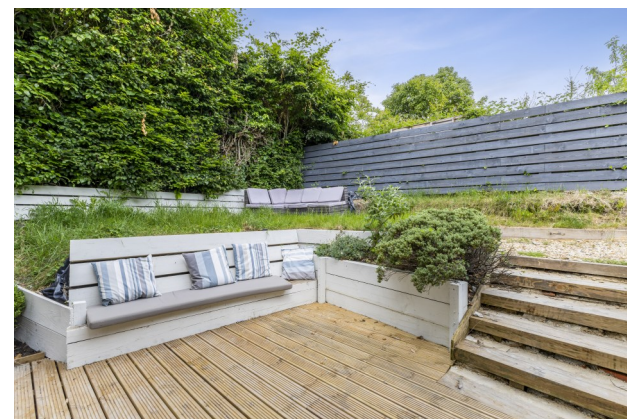
Approximate Floor Area = 175.4 sq m / 1888 sq ft



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 #92184

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



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