



5A WEBBS WAY
BURBAGE

BREARLEY & RICH
ESTATE AGENTS

5A WEBBS WAY, BURBAGE, MARLBOROUGH, WILTSHIRE, SN8 3TF

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

A substantial detached 4 bedroom, 2 bath/shower room family home in a quiet road within this thriving and well-served village.

The property offers excellent reception and entertaining spaces, plenty of parking and a generous size rear garden.

FOR SALE WITH NO ONWARD CHAIN

* Hallway * Wonderful kitchen/dining room * Utility room * Lounge * Dining/family room * Four generous *
* Family bathroom * En-suite shower room * Cloakroom * Driveway parking * Good sized rear garden *
* Excellent village facilities and easy access to Marlborough, Hungerford & Pewsey *



Burbage

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

5A Webbs Way is a substantial detached house offering excellent reception rooms and entertaining spaces. The focal point of the house is the large kitchen/breakfast/family room offering stone flooring, granite work tops and a large island unit. There is plenty of space within this room for a large table or seating area. To the front of the house there is a large and light lounge with a bay window, while to the rear there is an excellent dining/family room with French doors on to the gardens. The ground floor also benefits from a utility room with butler style sink and a cloakroom off the hall.

Stairs rise to a very generous landing leading to the main bedroom which has an ensuite shower room and a dressing area. There are three further double bedrooms and a well appointed family bathroom.

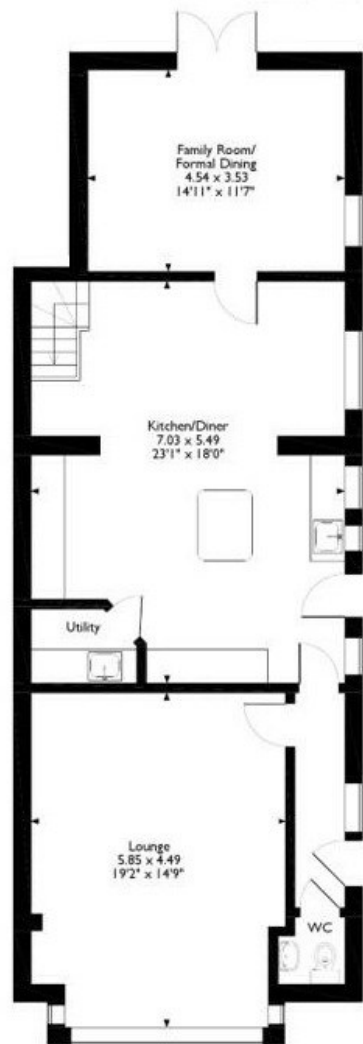
Outside

The property is approached from the road via a tarmac drive offering plenty of parking. There is a wide gravel path leading to the pretty back garden which has raised flower beds and is mainly laid to lawn with a garden shed to one corner

Services

Mains water, electricity and drainage. Electric storage heaters and air source heat pumps. Solar panels to front. Council Tax Band: E.

Tenure Freehold



Ground Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



First Floor

Approximate Gross Internal Area
Ground Floor = 941sqft/87sqm
First Floor = 839sqft/78sqm
Total = 1780sqft/165sqm



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

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