



15 BOURNE WAY, BURBAGE

BREARLEY & RICH
ESTATE AGENTS

15 BOURNE WAY, BURBAGE, MARLBOROUGH, WILTSHIRE, SN8 3FS

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

**A detached modern 4 bedroom, 2 bath/shower room family home in a quiet road within this thriving and well-served village.
The property offers beautifully presented reception rooms, plenty of parking and a west facing rear garden.**

* Reception hall with space for coats and shoes * Superb kitchen/dining room * Sitting room * Playroom * Cloakroom *
* Large landing room * Four generous bedrooms * Family bathroom * En-suite shower room * Driveway parking * West facing 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

15 Bourne Way was built in 2017 and occupies a lovely position within this modern development, benefitting from a private west facing garden to catch the afternoon and evening sun. Since purchase the owners have kept the property up to date with new flooring in the reception rooms, built in storage and most usefully the addition of a large and welcoming entrance porch with plenty of space for coats and shoes. From the hallway there is a sitting room to the left with recently replaced wooden flooring, matching that in the playroom opposite. To the rear of the house is an impressive kitchen/dining room with extensive kitchen units and plenty of space for a table and chairs adjacent to the French doors in to the garden. There is also a stylish cloakroom on the ground floor.

Upstairs there is a generous landing leading to four good sized bedrooms. The main bedroom is to the front of the house and features fitted wardrobes and an en suite shower room. There is also a family bathroom with modern suite off the landing.

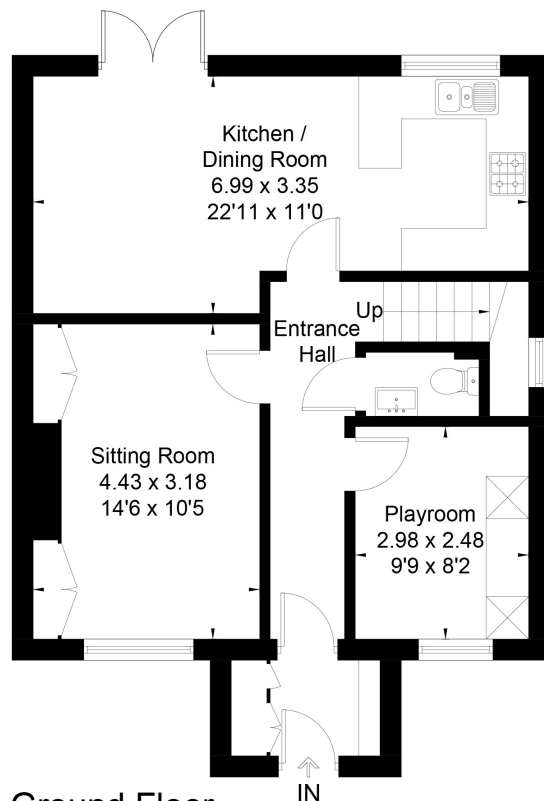
Outside

To the side of the house there is a driveway providing parking for two vehicles in front of the single garage. A gate leads in to the back garden which features a large decking area and an area for storage behind the garage.

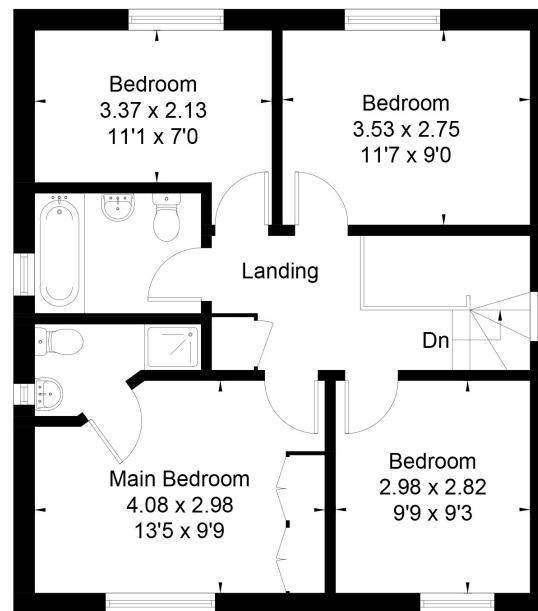
Services

Mains water, electricity and drainage. Gas central heating via communal LPG. Council Tax Band: E. Maintenance charge for communal areas: £390.59/year. Tenure: Freehold

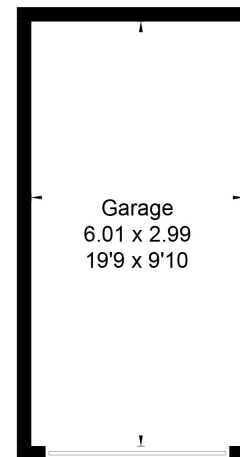
Approximate Floor Area = 115 sq m / 1238 sq ft
 Garage = 18 sq m / 194 sq ft
 Total = 133 sq m / 1432 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



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 #102560

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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 | | |
| | | 75 C | 86 B |

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