



**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.

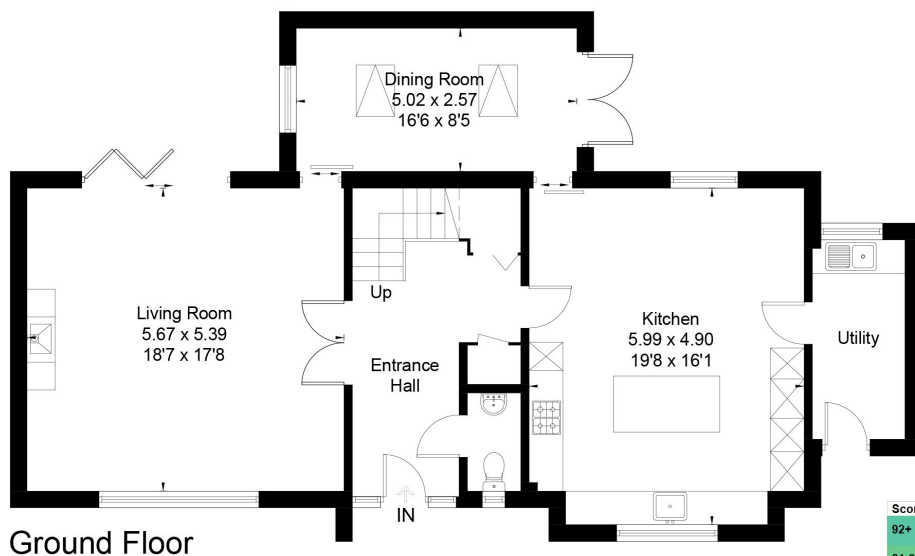
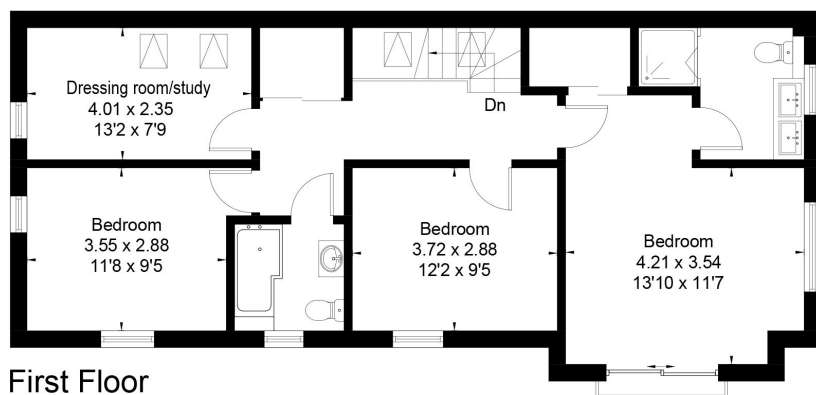
Outside

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 F.

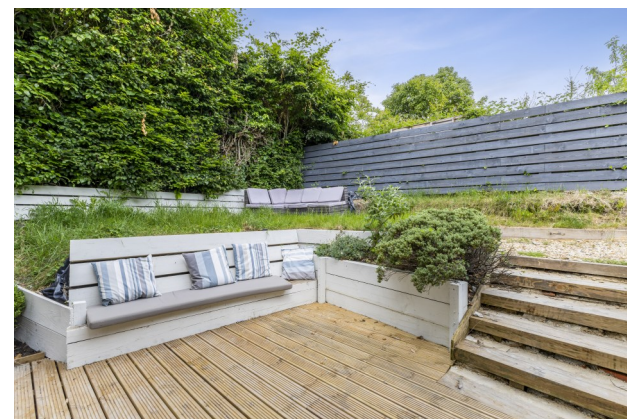
Approximate Floor Area = 175.4 sq m / 1888 sq ft



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		



01672 514820

www.brearleyandrich.co.uk

1 London Road, Marlborough,
Wiltshire, SN8 1PH

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