

1 WELL MEADOW
BURBAGE



Marshall

Estate Agents

1 Well Meadow Burbage, Marlborough, Wiltshire, SN8 3AD

Guide Price £625,000

Approximately 5.5 Miles to Marlborough

Approximately 10 Miles to Hungerford

Approximately 4.3 Miles to Great Bedwyn
Railway Station

- Freehold
- Detached Bungalow
- Village Location
- Entrance Hall
- Open Plan Living/Dining Room
- Modern Kitchen
- Utility Room
- Shower Room
- Four Bedrooms
- Family Bathroom
- Lovely Garden
- Garage
- Driveway
- Oil Fired Central Heating



Situation

1 Well Meadow is situated in a quiet cul-de-sac in the centre of the Village. Burbage is approximately 5 miles from Great Bedwyn Mainline Railway Station with links to Hungerford, London Paddington and the West Country and the prestigious market town of Marlborough is approximately 5 1/2 miles north of the village. Burbage is well served with a doctors surgery, cricket club, pre school and The White Hart pub whilst keeping its village atmosphere.



The Property

A well presented bungalow situated in the heart of the sought after village of Burbage.

This lovely home includes a welcoming entrance Hall and a bright and airy triple aspect open plan Living/Dining room with a feature fireplace housing a wood burner. The modern Kitchen leads through to a rear Lobby in turn leading to a generous sized Utility room and a W.C./ Shower room. There is also rear access to the garden through the Lobby.

There are four well proportioned Bedrooms with the versatile fourth bedroom currently being used as a Study/ Office. All of the Bedrooms are served by the family Bathroom.

Oil fired central heating and double glazing keep this property warm and cosy.







Outside

To the front there is a driveway with parking for one car leading to the garage with steps rising to the front door. There is also a lawned area that wraps round the side of the bungalow to the rear and a patio area above the garage.

The rear garden is mostly laid to lawn and is interspersed with well stocked flower beds and shrubs. There is also a sun terrace and storage shed adding to this well maintained and lovely garden.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	76 C
39-54	E		
21-38	F		
1-20	G		

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Approximate Gross Internal Area = 125.4 sq m / 1350 sq ft

Garage = 13.6 sq m / 146 sq ft

Total = 139 sq m / 1496 sq ft



Services

Mains Water & Drainage

Mains Electricity

Oil Fired Central Heating

Council Tax Band: E

What 3 Words Location: ///mimed.dynasties.mandates

01488 686867

www.marshallestateagents.co.uk
sales@marshallestateagents.co.uk
19 High Street, Hungerford, Berkshire,
RG17 0NL

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