



📍 20 Bourne Way, Burbage, SN8 3FS

🏠 £290,000

An incredibly beautifully finished modern two bedroom end of terrace home with cosy and attractive garden and two parking spaces

- Two bedroom end of terrace home
- Modern design and contemporary finish
- Two allocated parking spaces
- Enclosed rear garden with shed
- Walking distance to amenities
- Short drive to mainline train stations at Pewsey and Great Bedwyn
- Generous double bedrooms
- Lawn, flower beds and patio area
- Short drive from Marlborough
- Modern bathroom and kitchen

🏡 Freehold

🏠 EPC Rating C



Situated on a modern development and built approximately ten years ago, this beautifully presented two-bedroom end of terrace home offers spacious, well-planned accommodation, generous outside space and the added benefit of two allocated parking spaces. Finished to a particularly high standard throughout, the property has been exceptionally well maintained by the current owners and is ready to move straight into.

The property is entered via a welcoming entrance hall with stairs rising to the first floor and a convenient cloakroom/WC. To the rear of the property is a bright and comfortable reception room overlooking the garden, creating a wonderful space for relaxing or entertaining. To the front, the modern kitchen/dining room is fitted with a range of contemporary units, integrated cooking appliances and ample space for a dining table, making it ideal for both everyday living and hosting guests.

On the first floor are two exceptionally generous double bedrooms, both significantly larger than average for a property of this style and offering excellent versatility. These are complemented by a stylish family bathroom fitted with a panelled bath with shower over, wash hand basin and WC.

Externally, the property benefits from a fully enclosed rear garden, thoughtfully landscaped to include a lawned area, raised flower beds, a patio perfect for outdoor dining and entertaining, a useful garden shed and gated side access. To the front of the property are two allocated parking spaces.

Presented in truly excellent decorative order throughout, this superb home combines modern construction with larger-than-average accommodation and a highly desirable village location. It would make an ideal first-time purchase, investment or downsize, offering stylish, low-maintenance living in the heart of the ever-popular village of Burbage.

Location

Burbage, located to the south of the historic Market Town of Marlborough, has many local amenities including a primary school, convenience store / petrol station, Post Office, doctor's surgery and a public house. Nearby Pewsey has a further range of amenities including rail links to London and the West Country, whilst Marlborough with its famous High Street offers comprehensive shopping and a twice weekly market. Good road communications provide ready access to the larger neighbouring centres of Salisbury, Newbury and Swindon; and via the M4 and A303, London and the West Country. There is a good choice of both state and private schooling in the area and those with an interest in country and leisure pursuits are well catered for in the region.

Property Information

Tenure: Freehold

Local Authority: Wiltshire Council

Mains water, electricity and drainage. Modern electric heating

Estate management charge circa £300 per annum

Council Tax Band: C

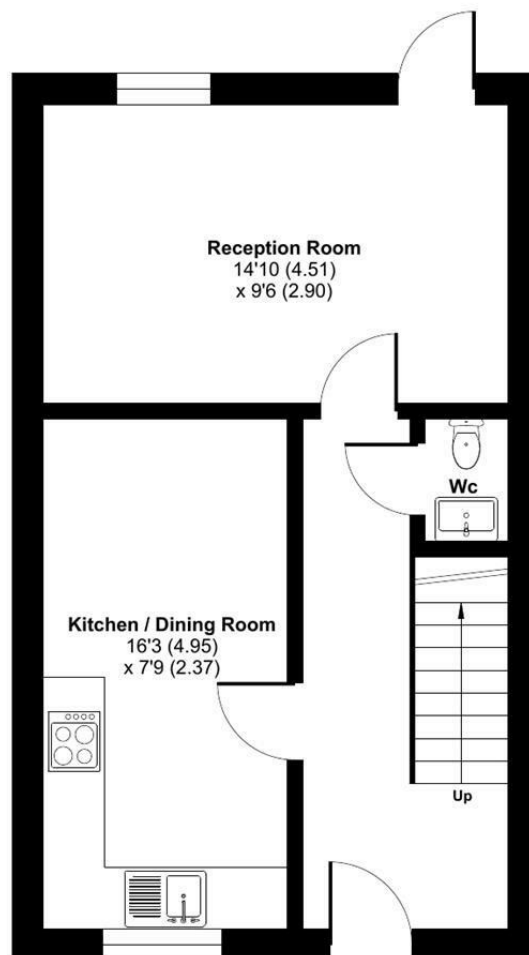
EPC Rating: C



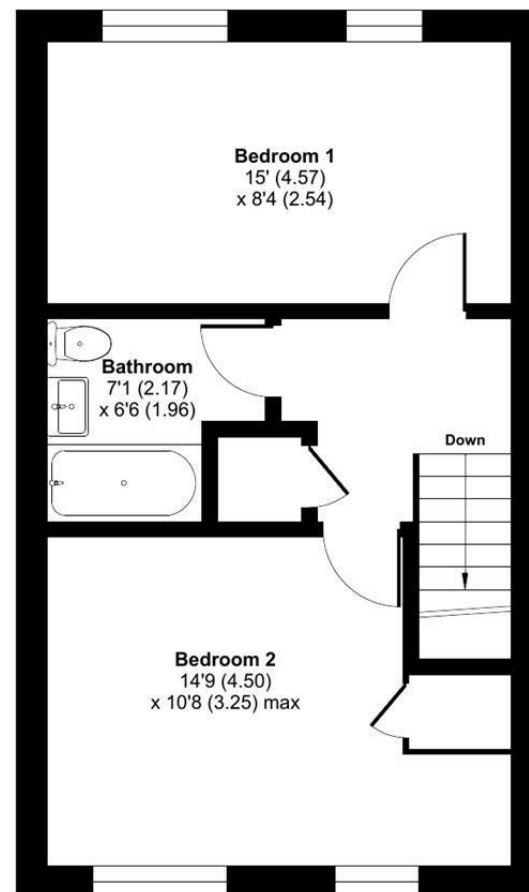
Bourne Way, Burbage, Marlborough, SN8

Approximate Area = 776 sq ft / 72 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Strakers. REF: 1488443

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