

**24 MARTINGALE ROAD
BURBAGE**



Marshall

Estate Agents

Approximately 6.5 Miles to Marlborough

Approximately 9.4 Miles to Hungerford

Approximately 8.2 Miles to Tidworth

- Freehold
- Detached House
- Village Location
- Entrance Hall
- Cloakroom/W.C.
- Fabulous Kitchen/Dining Room
- Living Room With Feature Fireplace/Wood Burner
- Garden Room
- Four Bedrooms
- En-Suite Shower Room
- Family Bathroom
- Oil Fired Central Heating
- Double Glazing
- Garage
- Driveway
- Pretty Garden



Situation

Burbage is approximately five 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 five miles north of the village. Burbage is well served with a doctors surgery, petrol station/Londis mini-supermarket, a village store, a builders merchant, a village hall, British Legion and cricket club. The Village also has a pre school, primary school and the popular Whit Hart Pub.



The Property

A superbly presented modern detached house located in a sought after Village.

This lovely home has been beautifully upgraded by the current longstanding owners and offers well designed living accommodation arranged over two floors.

On the ground floor there is a comfortable Living room with a feature fireplace housing a wood burner and French doors leading through to a lovely Garden room.

There is also a bright and airy Kitchen/Dining room which boasts painted finish cabinets complimented by sleek work surfaces and integrated appliances. A Cloakroom/W.C. completes the ground floor.

Upstairs there are four generously proportioned Bedrooms served by a luxurious en-suite Shower room and an equally impressive family Bathroom.

Double glazing and oil fired central heating are the finishing touch.

Outside

At the front of the house there is a block paved driveway for two cars leading to the integral single garage.

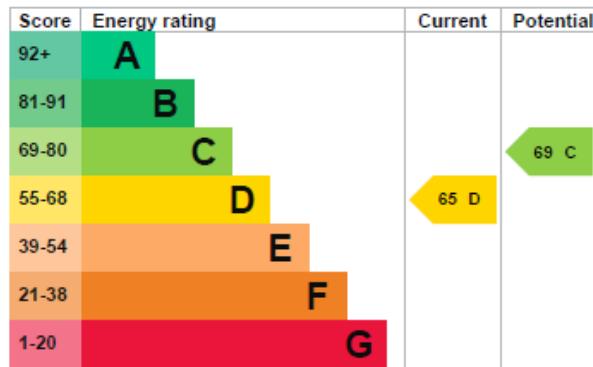
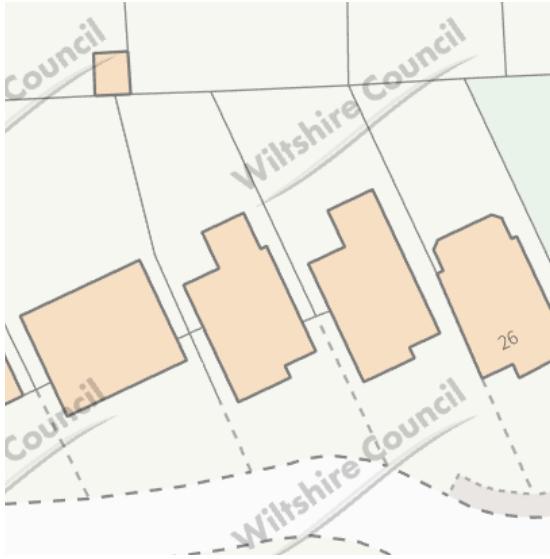
There is a neatly lawned front garden and a gate to the rear garden.

The attractive rear garden includes a paved patio area leading to a well tended lawn flanked by established flower and shrub beds.









Services

Oil Fired Central Heating
Mains Electricity
Mains Water & Drainage

Council Tax Band: F

What 3 Words Location: //shippers.juggled.improving

Martingale Road, Burbage, Marlborough, SN8

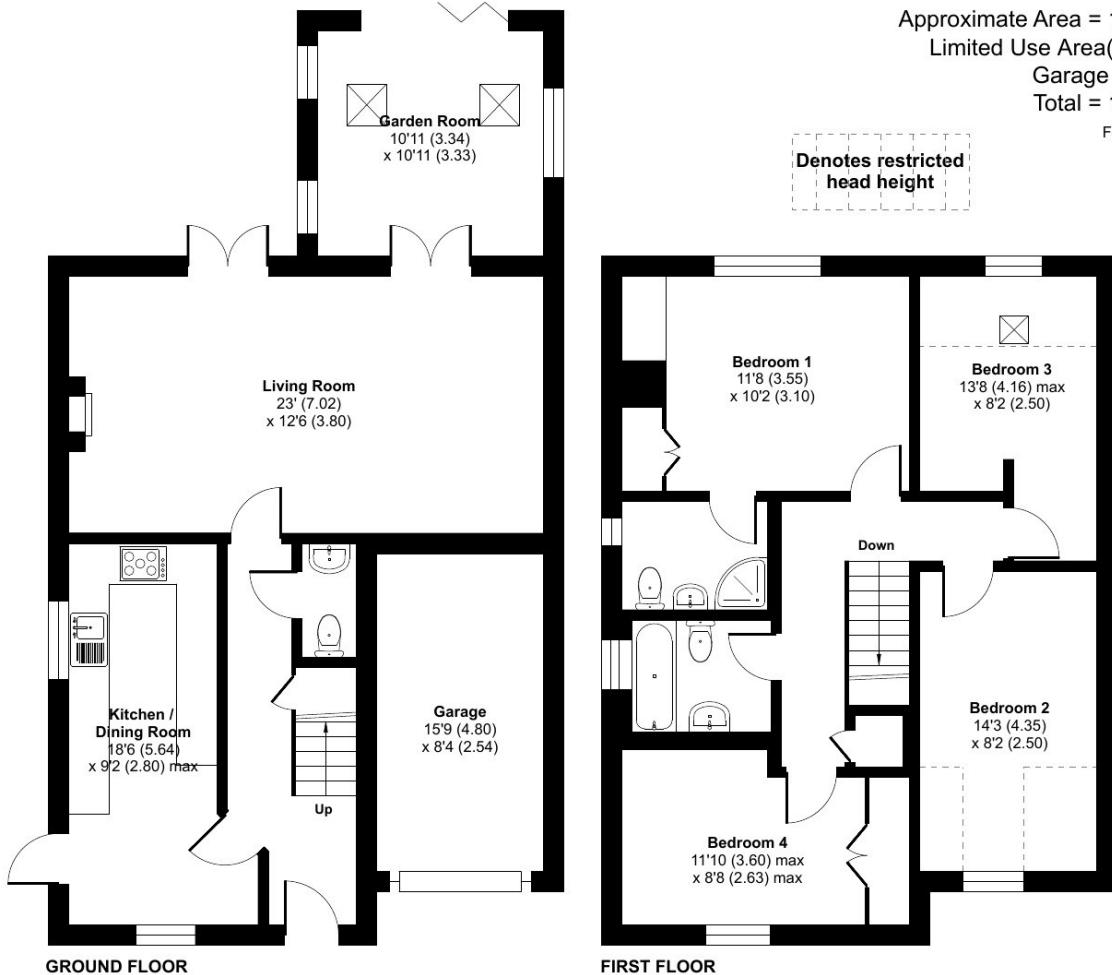
Approximate Area = 1330 sq ft / 123.5 sq m

Limited Use Area(s) = 51 sq ft / 4.7 sq m

Garage = 125 sq ft / 11.6 sq m

Total = 1506 sq ft / 139.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025.
REF: 1382328

Marshall
Estate Agents

01488 686867

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

These particulars are not an offer or contract or part thereof. Their accuracy is not guaranteed. No statement made in them shall be relied on as a statement or representation of fact and we and the vendors have no responsibility for them. We and our employees have no authority to and do not make or give any representations or warranty concerning this property any appliances mentioned or general services and any intending purchase must rely upon an inspection of the property.