

**24 MARTINGALE ROAD  
BURBAGE**



**Marshall**  
Estate Agents

## 24 Martingale Road Burbage, Wiltshire, SN8 3TY

£540,000

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.

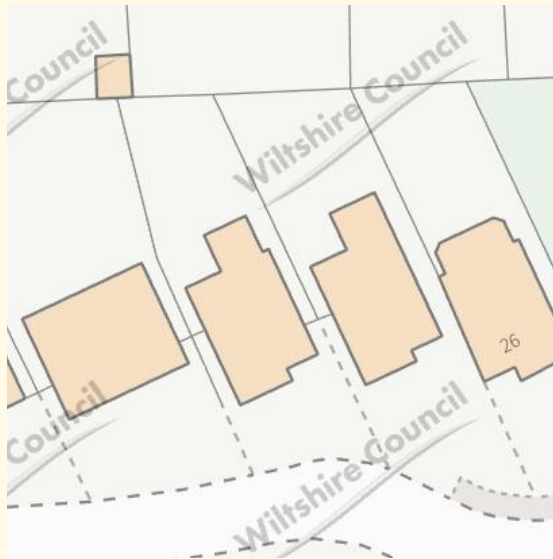
There is a neatly lawned front garden and a gate to the rear garden.

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







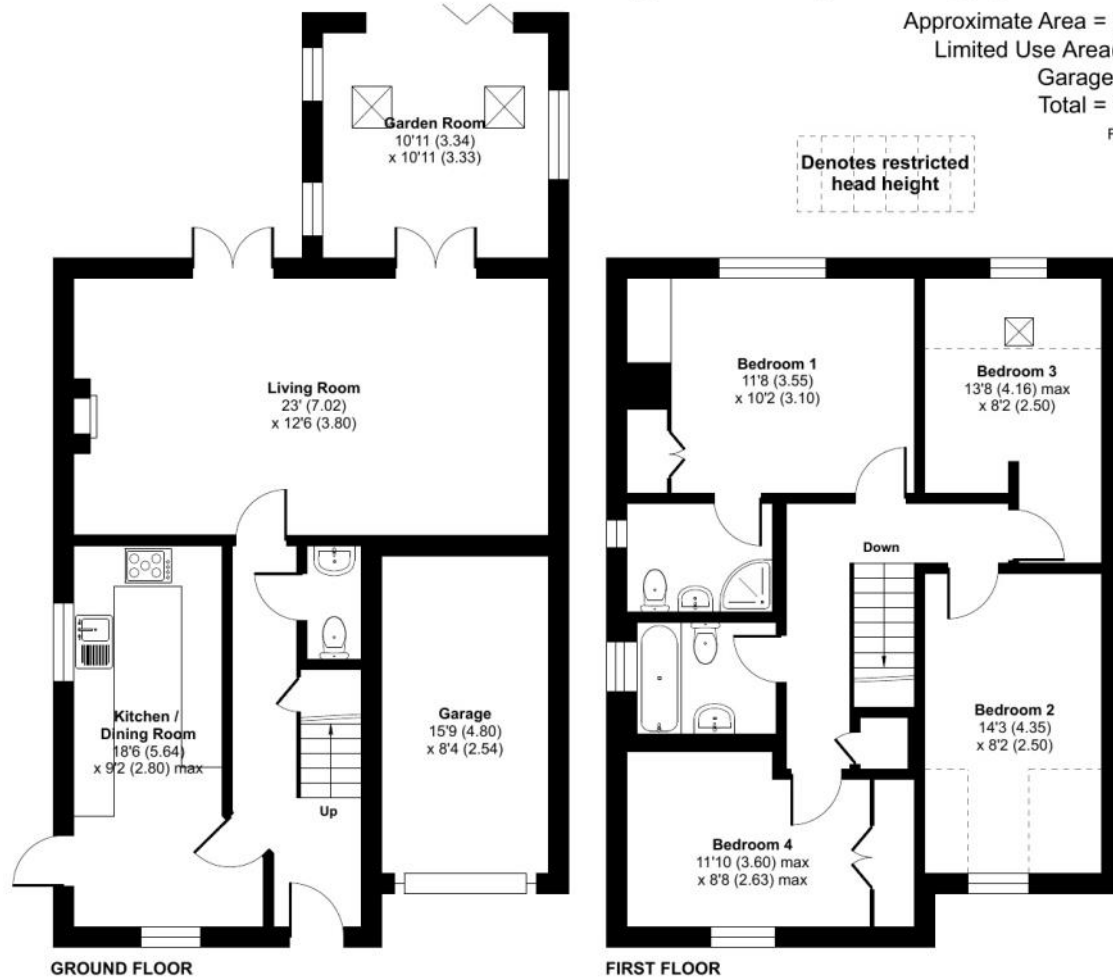


# Martingale Road, Burbage, Marlborough, SN8

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

Denotes restricted head height



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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

### Services

- Oil Fired Central Heating
- Mains Electricity
- Mains Water & Drainage
- Council Tax Band: F

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

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