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29 Martingale Road, Burbage, SN8 3TY

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£625,000

A beautifully presented and appointed five bedroom detached family home located on the edge of Burbage offering mature gardens, driveway and double garage

- Five bedroom detached family home
- Edge of Burbage village
- Mature and landscaped gardens
- Double garage and driveway for several vehicles
- Modernised throughout
- Scope to convert half of garage to further living space
- Wood burning stove
- Light, bright and airy throughout
- Flexible living space
- Large landing area upstairs

Freehold

EPC Rating E









This attractive 5-bedroom detached home combines generous living space, contemporary style and a peaceful edge-of-village setting with open countryside nearby. Set within a popular development, the property includes an integral double garage & superb contemporary kitchen/breakfast room. The entrance hall provides a welcoming impression and leads naturally to the living spaces. The kitchen is well suited to family life, while the utility room adds practical space. The sitting room has a warm feel, with the wood-burning stove creating a focal point.

The front door opens beneath a covered porch into a welcoming entrance hall. The kitchen/breakfast room is a real highlight, with modern units and a peninsula breakfast bar ideal for entertaining. A useful utility room provides access to a covered external storage area. The spacious sitting room is a comfortable principal reception, with an attractive fireplace, wood-burning stove, bespoke cabinetry and double doors opening onto the rear terrace and garden. A further reception room offers flexibility as a dining room, study or playroom.

On the first floor, the principal bedroom has fitted wardrobes and a stylish en-suite shower room with twin vanity units. There are three further double bedrooms, together with a versatile fifth bedroom currently used as a home office with fitted storage. The family bathroom is fitted with both a bath and separate shower. Eastern bedrooms enjoy elevated views across the surrounding countryside and rolling fields.

Outside, a driveway provides parking for two vehicles, plus a further space to the front. The integral double garage provides useful parking and storage, with internal access. The enclosed rear garden is mainly laid to level lawn, with established borders and mature planting. A paved terrace is ideal for outdoor dining and entertaining, while the summerhouse enjoys the evening sunshine. A side storage area adds practicality, keeping the garden uncluttered and ideal for relaxing.

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, electric, drainage and oil central heating
Council Tax Band: G
EPC Rating: E



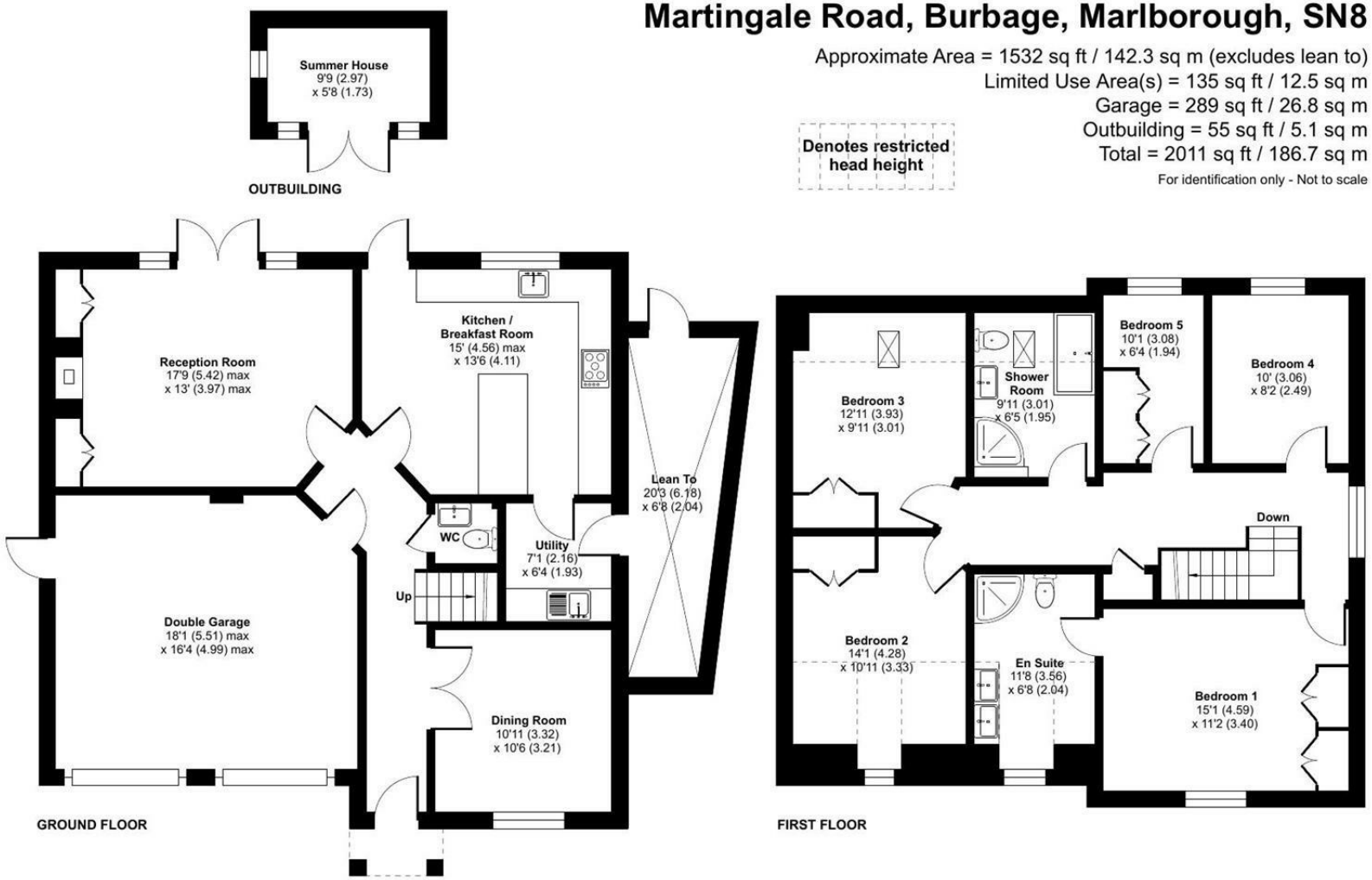




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Approximate Area = 1532 sq ft / 142.3 sq m (excludes lean to)
Limited Use Area(s) = 135 sq ft / 12.5 sq m
Garage = 289 sq ft / 26.8 sq m
Outbuilding = 55 sq ft / 5.1 sq m
Total = 2011 sq ft / 186.7 sq m
For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Strakers. REF: 1522640

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For further details 01672 551154
pewsey@strakers.co.uk

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