



Burroughs Drove, Burbage  
Marlborough, Wiltshire, SN8



*Beyond your expectations*



# Five Bedroom Detached Family House With Garden and Parking

Entrance Hall | Sitting Room | Kitchen/Breakfast Room | Dining Room | Guest Cloakroom | Master Bedroom With En Suite Shower Room | Four Further Bedrooms | Garage | Attractive Garden | Ample Off Street Parking | Popular Village Location

**Guide Price £565,000 Freehold**

### Description

Set in a peaceful no through lane 4 Burroughs Drove is a well presented five bedroom detached family house with a garage, attractive front and rear gardens and ample off street parking, situated in the heart of this popular village. This delightful house has plenty of light and airy flexible accommodation; on the ground floor is a large dual aspect sitting room with a wonderful wood burner and sliding doors to the garden and adjoining sun terrace. A lovely well appointed kitchen/breakfast room also enjoys a garden view and has been tastefully updated with a good range of soft close storage units, central island, separate larder, several integrated appliances and allows plenty of space for a dining table; there is additional access to the garden and door leading to the integrated garage. A dining room and good size guest cloakroom complete the ground floor accommodation.

On the first floor there is master bedroom with an en suite shower room and built in wardrobes. There are four further bedrooms, a bright family bathroom and extremely useful built in storage cupboards all off the generous landing.

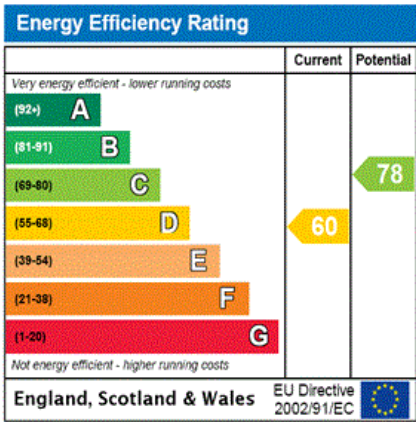
### Outside

The house is approached by a private drive with ample off street parking leading to a single garage. The front garden is mainly laid to lawn with mature borders and shrubs, and access to the rear garden from a side gate. The attractive rear garden is fenced, mainly laid to lawn with well stocked borders, shrubs and trees, a vegetable

patch and green house. A delightful patio area adjoins the house and has a lovely pergola with a vine and clematis, a perfect area for outside entertaining.

### Location

Burbage is situated on the southern edge of the historic Savernake Forest, designated an area of "outstanding natural beauty". It has many amenities including a Post Office, village shop, doctor's surgery, primary school, garage and two public houses. The historic market town of Marlborough (about 6 miles to the north) provides an extensive range of shopping facilities, a twice weekly market, a library and various restaurants and pubs including the recently opened Rick Stein Restaurant and enjoys a good range of clubs and leisure facilities. The area is also well served with excellent schools including St John's Academy, Marlborough College, Dauntsey's and St. Francis. There are main line stations to London Paddington and the South West at Pewsey, Great Bedwyn (both about 5 miles) and Hungerford (about 10 miles). The major commercial centres of Swindon, Andover and Newbury plus the M4, A303 and M3 are within easy reach.

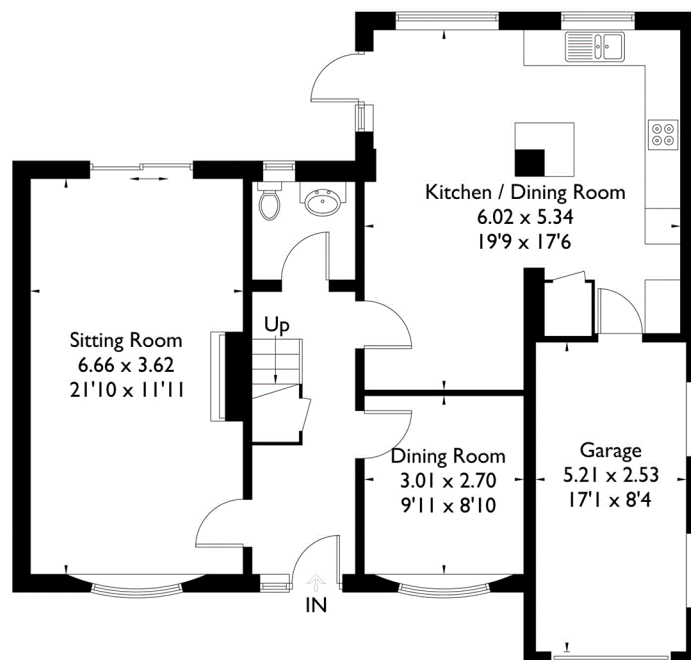


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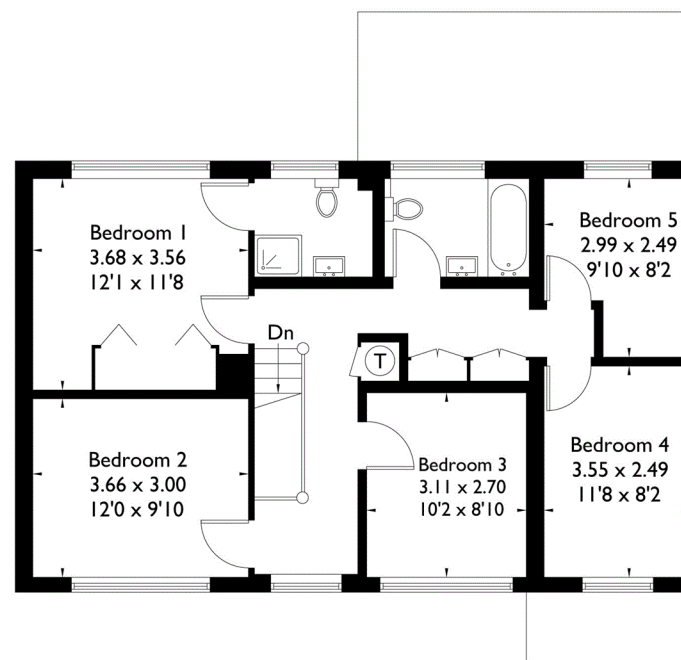
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## Burroughs Drove, Burbage, Marlborough

Approximate Gross Internal Area = 165 sq m / 1776 sq ft  
(Including Garage)



Ground Floor



First Floor

FLOORPLANZ © 2017 0845 6344080 Ref: 181626

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

**FOR CLARIFICATION** We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.



