



FREEHOLD GUIDE PRICE

£900,000

222 High Street

Burbage SN8 3AR



A wonderful family home situated in the popular village of Burbage, with beautifully presented accommodation, an impressive open plan kitchen/dining room with a fabulous lantern window, a garage, and a glorious private garden.

- Spacious, flexible accommodation
- Ample driveway parking
- Study and studio
- Utility room and cloakroom

- 4/5 bedrooms
- Two en-suite bedrooms
- Two bathrooms



SITUATION

Burbage is situated on the southern edge of the historic Savernake Forest, a designated Area of Outstanding Natural Beauty (AONB). The village has a post office, village shop, doctor's surgery, primary school, garage and pub. The nearby historic market town of Marlborough provides an extensive range of shopping and leisure facilities. The area is 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 at Pewsey, Great Bedwyn and Hungerford. The major commercial centres of Swindon, Andover and Newbury plus the M4, A303 and M3 are all within easy reach.

DESCRIPTION

222 High Street is an attractive, extended village house discreetly set behind its own mature front hedge, offering a good deal of privacy. The property is very well- presented and offers double glazing throughout. From the front door, the ground floor accommodation comprises a hall from which there is a spacious living room with double aspect windows, including a bay window to the front, and a lovely feature woodburning stove. There is a good-sized ground floor study/home office room which would serve well as a playroom or snug if so desired. There is a lovely, extended kitchen/diner with attractive fitted units and Belfast sink, with a dining area full of natural light from the lantern ceiling and double aspect windows, including French doors to the front garden. In addition, there is a useful utility room which houses the boiler, together with a separate side door to access the garden. The ground floor layout is usefully flexible, with a good-sized, light and airy studio/bedroom to the rear of the property with French doors opening onto the garden, a further bedroom with an en-suite shower room, and a separate fitted modern ground floor bathroom. Stairs rise to the first-floor landing which is light and airy owing to a Velux ceiling window; there are three further bedrooms, plenty of built-in wardrobes, eaves storage, and a family shower room. The master bedroom has its own en-suite shower room together with a lovely Juliet balcony overlooking the rear garden.





OUTSIDE

The property sits well in its own grounds and has its own drive and ample parking from the High Street, offering a tandem garage/workshop if desired with light and power, and Velux windows. The rear garden offers a high degree of privacy and seclusion with lawn, flower beds, mature hedging, shrubs and trees, and a lovely patio area from which to sit and relax and enjoy the outside space. There is also a useful greenhouse, raised vegetable beds, and a wooden barrel sauna for further relaxation and a feeling of wellbeing.

SERVICES AND MATERIAL INFORMATION

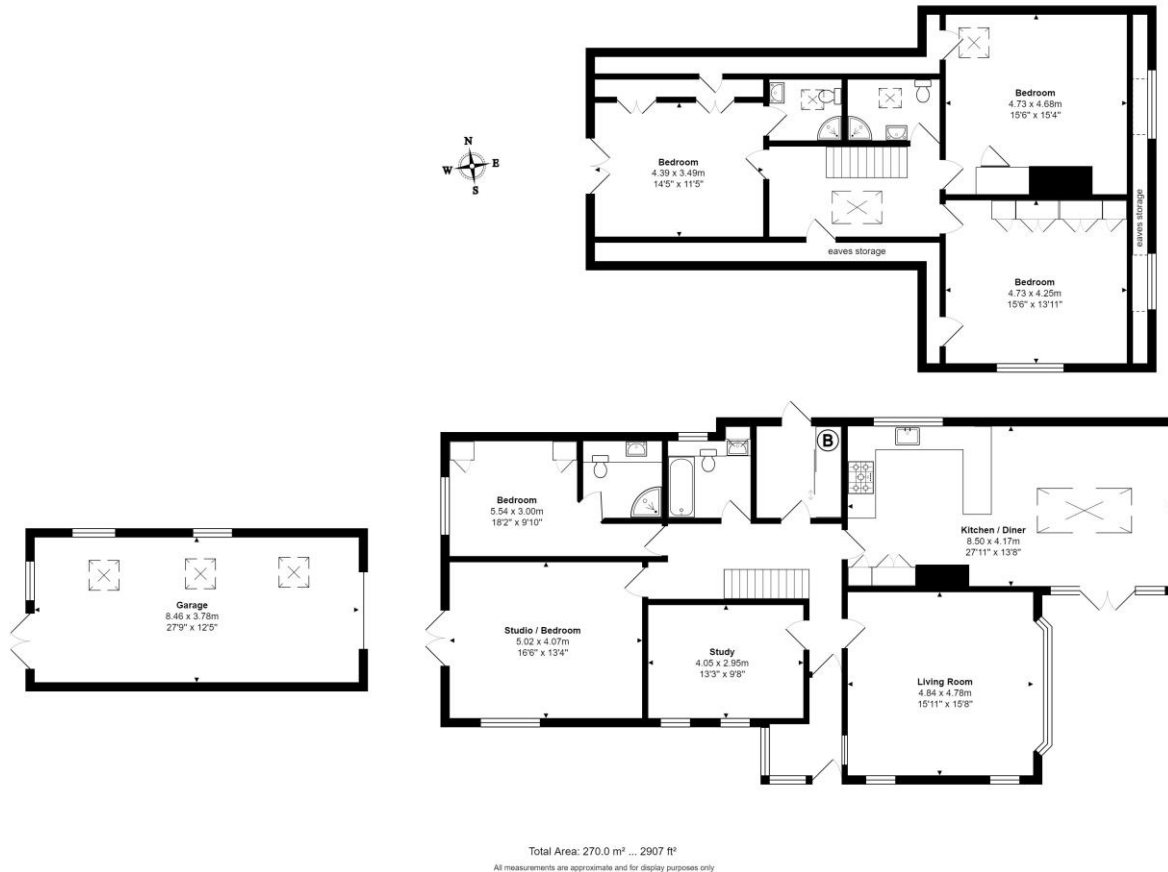
All mains services are connected except gas and the property operates on oil fired central heating, and benefits from solar panels to the rear of the property.

Council tax band: Currently Band E

Energy efficiency rating: C



222 High Street



What3words: slouched.occupiers.marinated



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