



Beautifully Presented Extended Detached Bungalow

Guide Price £475,000

Winkworth



SPRAYS, BURBAGE, SN8 3TA

This beautifully presented detached bungalow offers a wealth of versatile space both inside and out.

From the front door you enter into a lovely large hall which has Amtico flooring, and the hall provides access to all the accommodation. The lounge is to the front of the property and has a large window which allows the afternoon sun to fill the room. At the rear of the house is the fabulous extension which is the large kitchen/dining/family room with natural stone tiled flooring. The kitchen has a range of built-in cupboards with light oak appearance units and black granite tops. There is a large pantry cupboard, built-in dishwasher, fridge and freezer, and space for a large range oven. The kitchen has a large lantern ceiling window which provides natural light to the room. The open plan feel of this space has been well designed to offer a large dining area as well as the space at the end which is currently an office and seating area. There are windows all down one side of this room which provide lovely views of the garden and natural light.

There are two bedrooms, the main bedroom is to the rear which is exceptionally large and has a large dressing area with built-in part mirrored wardrobes, views over the garden and a large ensuite bathroom with bath and a useful utility cupboard which houses the washing machine. The bedroom to the front of the property is a good size double and again benefits from part mirrored wardrobes.

The rear garden has been beautifully maintained and has a large, manicured lawn, pond, arbour seating area and large patio. The garden is enclosed by fencing and mature shrubs. There is also a useful shed to one side of the property and a garden gate providing side access at the other side.

A huge advantage of this great bungalow is the single garage at the side and the large gravel driveway providing parking for four cars.



This bungalow has been beautifully maintained and is decorated neutrally throughout and each room is finished with solid oak doors. If you are looking for the perfect home in Burbage that is ready to move into and enjoy, this could be the one.

AT A GLANCE:

- Two Bedroom Detached Bungalow
- Good size Lounge
- Large Kitchen/Dining/Family Room
- Utility Cupboard
- Exceptionally Large Main Bedroom
- Good Size Garden
- Garage
- Drive for a Number of Cars

SERVICES: Mains electricity, drainage and water. Electric central heating.

Council Tax Band: D

EPC Band: F

LOCATION

Burbage is on the edge of an Area of Outstanding Natural Beauty on the borders of the Savernake Forest. The village has excellent local facilities including a primary school, Londis shop, post office, public house, a doctor's surgery and Farm Shop.

The larger market town of Marlborough is some 6 miles away which offers more extensive shopping facilities as well as a variety of bars, restaurants, coffee shops and boutiques. Several schools including St Francis, Dauntseys, St John's and Marlborough College are all within easy reach.

Communications are excellent with the M4 motorway (J14-13 miles, J15-16 miles), Great Bedwyn and Pewsey stations linking with London Paddington about 1 hour. The larger centres of Swindon and Newbury are within easy driving distance of about 30 minutes.



8 Sprays, Burbage, SN8 3TA



Approximate Gross Internal Area (Including Garage) = 138.3 sq m / 1488 sq ft

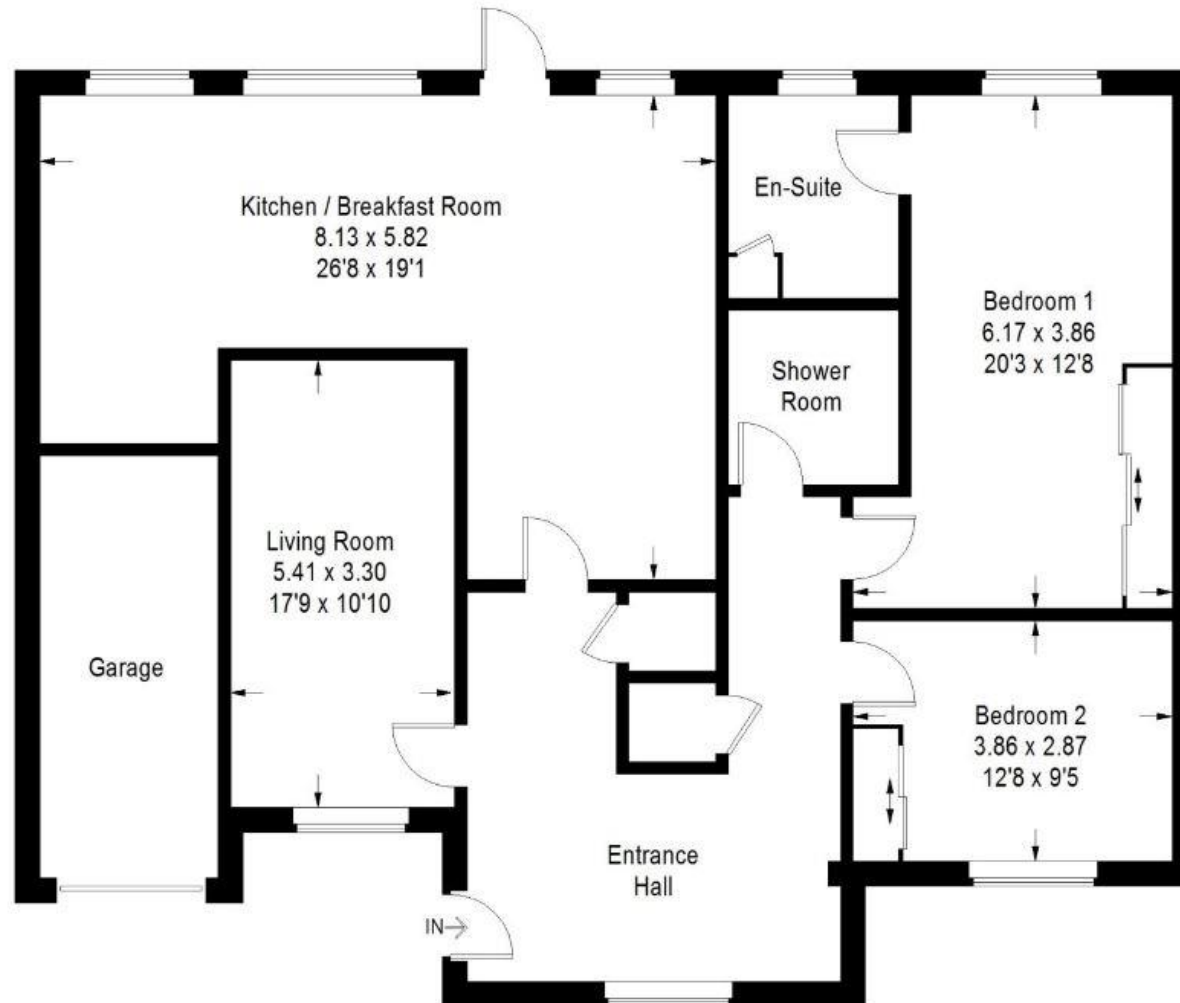


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID667184)

Marlborough | 01672 552777 | marlborough@winkworth.co.uk

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.

Winkworth