



What a View!

Guide Price £935,000

Winkworth



MARLBOROUGH ROAD, BURBAGE, SN8 3AU

Located in the sought-after village of Burbage, this contemporary bungalow has been extended and modernised to create a large five-bedroom family home that backs onto open fields and fabulous views beyond.

Extended and updated by the current owners, this incredible home offers a wealth of versatile space for a growing family and those who like to entertain.

As you approach via the gated driveway entrance, you are greeted by the charm of this contemporary home, and as you enter you will really see the wow factor! The gated drive provides parking for many cars and there is further potential for a car port and even creating an 'in - out' driveway (subject to relevant consents).

Through the front door you're led into the entrance hall and from here you look straight down through the lounge and out across the garden, the fields and the beautiful view beyond; there are not many homes that offer modern, contemporary living with a view like this.

The living accommodation comprises of an exceptionally large kitchen, dining room and living room. The kitchen has been designed with a whole range of bespoke fitted cupboards, including a pantry cupboard and a bar/drinks area that has drinks fridges built-in. The kitchen boasts integrated dishwasher, two ovens, microwave, coffee machine, central island with hob with built-in extractor, fridge/freezer and a Quooker hot water tap, all housed below the beautiful granite tops. There is also a useful utility room with co-ordinating units and tops and a side door out. The kitchen is open to the large dining room that has sliding patio doors providing incredible views and letting in the natural light.

From the hall is the living room that once again has sliding patio doors right the way across and a modern cylinder wood burning stove. This is the perfect room to enjoy the changing view all year round, from summer days with the doors flung open, to those winter evenings cosy with the fire lit.

There are five double bedrooms here, three have doors leading out to their own terrace areas. The master bedroom has sliding patio doors right the way across, so you can lie in bed and take in the view. This room has a full wall of built-in wardrobes and a stylish ensuite bathroom with a bath and a shower cubicle. Two bedrooms benefit from a 'Jack and Jill' bathroom, with a shower bath. There are two further bathrooms', a family bathroom with a shower and a shower room with toilet and wash hand basin off the utility. Perfect for washing those dirty people and animals after enjoying muddy pursuits!

The accommodation in this home flows wonderfully and it is the perfect entertaining house.

There is also a large room at the front of the house currently used as a gym, though could easily be used as a home office, or even further accommodation if needed.

AT A GLANCE:



The rear garden is beautiful, backing onto the fields, giving an even greater feeling of space. The garden is very private and offers many areas for seating along the patio and a large lawn with very well stocked flower beds. If you are looking for a unique home that is ready to move into without so much as picking up a paint brush, then this could be the one for you.

Services: Mains Water and Drainage, Electric, and

Council Tax:

EPC:C

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.

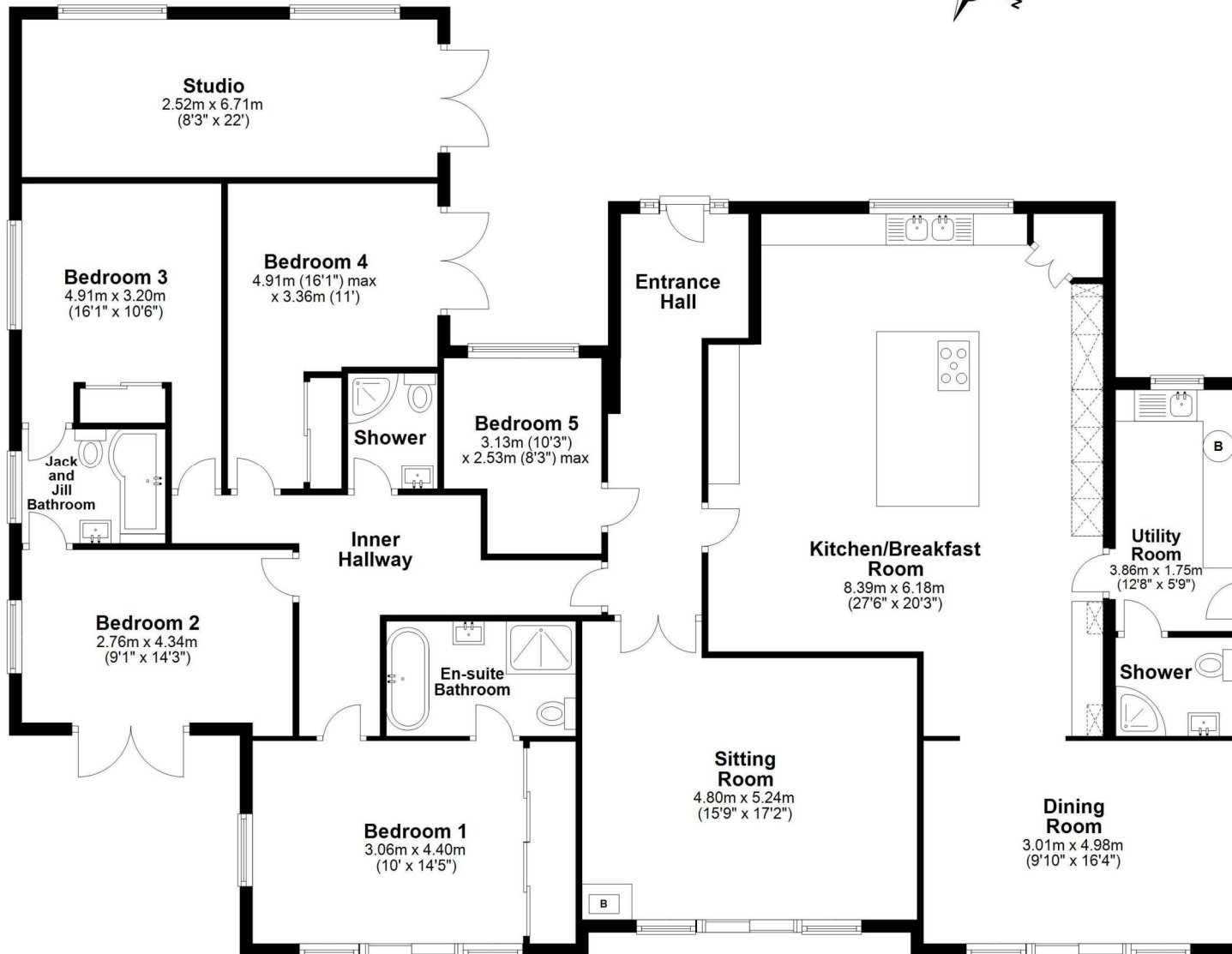


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	71	78
(56-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Floor Plan

Approx. 219.9 sq. metres (2366.5 sq. feet)



Total area: approx. 219.9 sq. metres (2366.5 sq. feet)

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