



A Rare Find!

Guide Price £580,000

Winkworth



EASTSANDS, BURBAGE, SN8 3AN

Spacious three double bedroom detached bungalow with the most incredible large rear garden that backs directly on to open fields.

We are delighted to offer for sale this beautifully presented three double bedroom detached bungalow that has an exceptionally large plot and a wealth of space internally.

It's rare to find a bungalow that has such large versatile accommodation inside and so much space outside. The accommodation comprises of a large lounge with wood-burning stove as a focal point of the room and viewing over the front garden. The lounge leads through double sliding doors into the fabulous large dining room that has a study area with built-in storage cupboards. The dining room is a great size and is the perfect space for entertaining as it leads through to the kitchen and to the conservatory. The conservatory is a beautiful garden room with views right across the outside space and is the perfect spot to sit and enjoy the tranquil surroundings. The kitchen is accessed both from the dining room and the hall, so the space flows wonderfully. The kitchen has a full range of modern Ikea units offering an abundance of drawers and cupboard space, including a large cupboard housing the boiler. Adjoining the kitchen is a useful utility room again with fitted cupboards, and a large bathroom with spa bath and fitted vanity unit.

This home boasts three good size double bedrooms and the master has fitted wardrobes on each side of the room offering a wealth of storage, and the two further doubles also have wardrobes. There is a further bathroom with a modern shower cubicle and suite.

The pièce de resistance is the fabulous south facing garden. This is a large space that has an abundance of mature trees and shrubs and fully stocked flower beds providing colour throughout the year. There is a small raised vegetable bed area, terrace under a pergola, summer house, shed, and log store, and the rear of the garden backs directly onto open farm land.

At the side of the property is a garage which has been split into two storage areas, and plenty of parking on the large drive.

This bungalow is a really rare find!



AT A GLANCE:

- Detached Bungalow
- Lounge with Wood Burning Stove
- Large Dining Room
- Conservatory
- Study Area
- Utility Room
- Three Double Bedrooms
- Two Bathrooms
- Garage
- Driveway parking

EPC: D

Council Tax: E

Services: Mains Drainage, Water and Electric, and Oil Fired Central Heating

LOCATION

Burbage is on the edge of an Area of Outstanding Natural Beauty on the borders of the Savernake Forest and the Kennet and Avon Canal passes just north of the village and can be a delightful place for a towpath walk all year round.

The village benefits from a mini supermarket with post office, doctor's surgery and public house in addition to a primary school which is part of the Excalibur Academies Trust with close links to St John's Academy Marlborough with St Francis, Pewsey close by and there are direct secondary school bus routes to Dauntsey's School and Rookwood, Andover.

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.

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.



Ground Floor
Approx. 147.8 sq. metres (1590.8 sq. feet)



Total area: approx. 147.8 sq. metres (1590.8 sq. feet)

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