



FREEHOLD GUIDE PRICE

£635,000

22 Eastsands

Burbage SN8 3AN



A detached chalet bungalow with a magnificent reception room and large gardens, quietly located in the popular village of Burbage.

- 28' x 24' Sitting room with doors to garden
- Light and spacious house
- Large, gravelled driveway & garage
- Conservatory and kitchen with underfloor heating
- Bathroom and shower room with underfloor heating
- Convenient village location
- Set well back from the road
- Village with shop, school and church



LOCATION

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

The property was built in 1963, with later additions, and sits centrally in its gardens, well back from the road. There is a tiled entrance hall leading to the principle ground floor rooms. The reception room has a solid fuel burner and doors onto the garden and the conservatory. The well-fitted and attractive kitchen has a side door to the garden and also leads into the conservatory. The ground floor accommodation is completed with a bedroom, utility room, gym room and a large bathroom with Jacuzzi bath and separate shower cubicle. The further three bedrooms and shower room are on the first floor. The house is light and well-proportioned throughout.





OUTSIDE

A paved path leads across well-tended lawns and a weeping willow tree to the front door. Adjacent to this is a large, gravelled driveway. The rear gardens are a particular feature of the house, providing a generous expanse of lawn and patio areas. There is an apple tree and several planted borders.

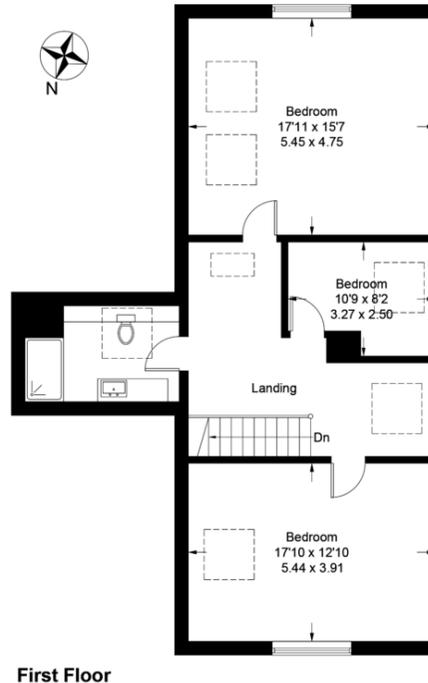
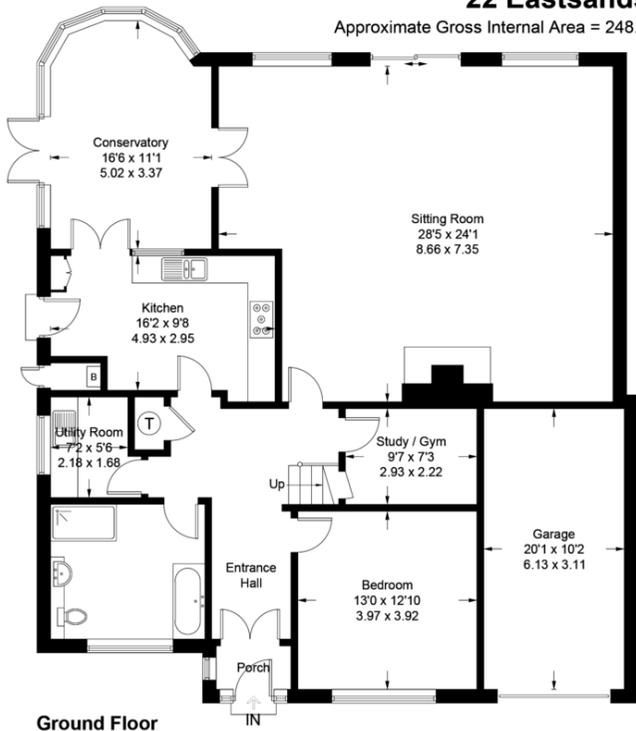
SERVICES

All main services are connected except for gas and oil. The property has a septic tank, a solid fuel boiler and log burner. Energy efficiency rating E.



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Approximate Gross Internal Area = 248.5 sq m / 2675 sq ft



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