



**BURBAGE,  
MARLBOROUGH**

**Carter Jonas**



# **TOPSIE, EASTSANDS, BURBAGE, MARLBOROUGH, WILTSHIRE, SN8 3AN**

**A THREE BEDROOM DETACHED HOUSE ON A LARGE CORNER PLOT, CLOSE TO  
AMENITIES IN THE POPULAR VILLAGE OF BURBAGE.**

## **KEY FEATURES**

- o Detached house
- o Three bedrooms
- o Four bathrooms
- o Ample driveway parking
- o c1793 square feet
- o Private gardens to front and rear
- o Village with amenities
- o No onward chain



## **SITUATION**

Topsie is well located in the village of Burbage, conveniently positioned to make the most of all the village has to offer. Burbage itself 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 nursery school, well regarded primary school, shop, a public house, doctor's surgery, and a petrol station with post office. It is within the catchment area of St. John's Academy in Marlborough with bus connections to the town. Marlborough is approximately 6 miles away and offers an extensive array of shopping facilities as well as a variety of bars, restaurants, coffee shops and a boutique cinema. Rail stations to London Paddington are from either Pewsey or Great Bedwyn (about 5 miles and 3 miles respectively). J14 of the M4 is about 12 miles to the northeast. Woodborough and St Francis prep school within easy reach.

## DESCRIPTION

Located in the popular village of Burbage and set on a generous plot, this stylish detached home offers a rare combination of space, privacy, and convenience. With three double bedrooms and three ensuite bathrooms, it's perfectly set up for modern living.

At c1793 square feet, the house enjoys great proportions, and it is situated close to local amenities. The home features a welcoming entrance hall off which all main reception areas are accessed. The sitting room, with double doors opening out onto the garden, has an open fireplace creating a cosy focal point for relaxed evenings. The dining room, a spacious room with a dual aspect, also overlooks and provides access to the rear garden.

The modern, stylish kitchen / breakfast room enjoys a southerly aspect and is ideal for everyday living and hosting guests. The kitchen, with central island, is fitted with an excellent range of built in units and appliances and leads through seamlessly to the utility room and separate pantry. The downstairs shower room completes the ground floor accommodation.

Heading upstairs the main bedroom, complimented by an ensuite bathroom, is situated at the rear of the property enjoying views over the garden. There are two further double bedrooms both of which are served by ensuite shower rooms. All of the bedrooms benefit from an abundance of storage space.

## OUTSIDE

A brick paved driveway leads to a large area to the front of the property, offering ample car parking space. The house is well set back from the road, is enclosed by mature hedging and there is an area of lawn to the front with a side gate taking you to the rear garden.

To the rear is a private and secluded garden, offering a peaceful retreat and plenty of room for outdoor enjoyment. The property also provides ample parking, with scope (STPP) to add a garage or car port if desired. A summerhouse and two wooden sheds offer extremely useful storage space.

## SERVICES & MATERIAL INFORMATION

- Freehold
- Mains water, mains drainage, LPG heating.
- Council tax band: E
- Energy efficiency rating: D
- Broadband and mobile coverage. Please refer to Ofcom website for further details

**GUIDE PRICE** "Offers over" £600,000 subject to contract

**VIEWING ARRANGEMENTS:** By appointment with the Marlborough Office







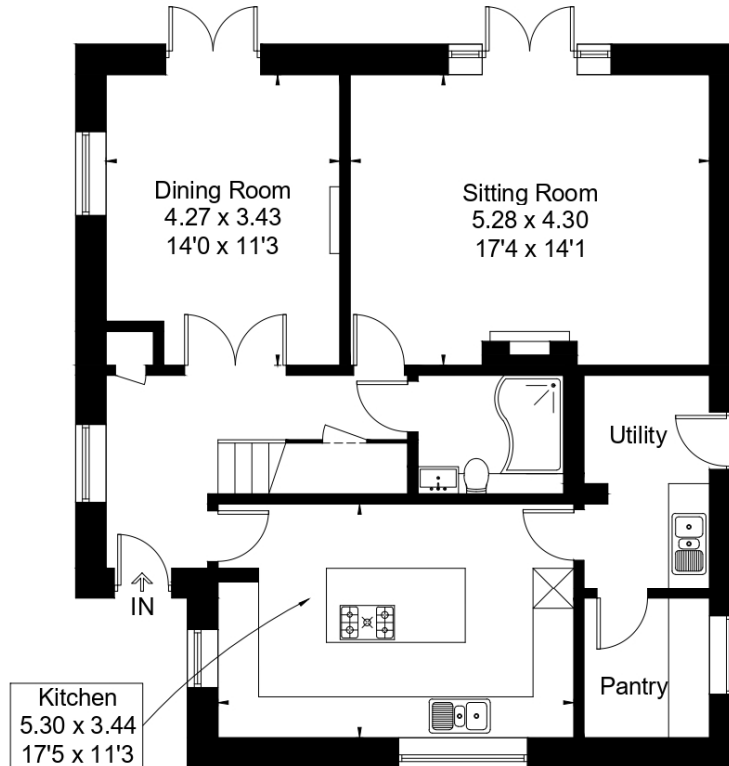
Classification L2 - Business Data



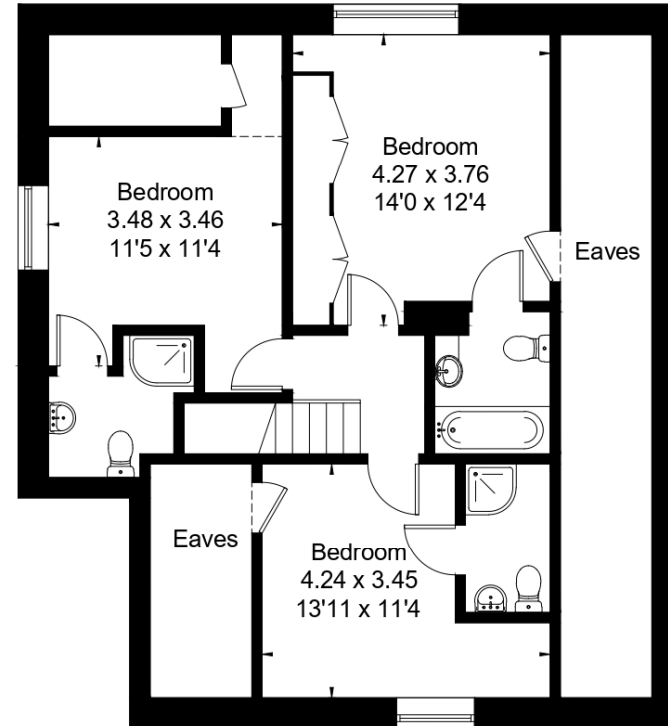
Burbage Marlborough, SN8  
Approximate Area = 1793 sq ft / 166.6 sq m  
(Including Eaves)



[ ] = Reduced head height below 1.5m



Ground Floor



First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #98597

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