



## Exceptionally Large Detached Family Home

Offers in the Region of £475,000

Winkworth



## WEBBS WAY, BURBAGE, SN8 3TF

For sale with no onward chain, this incredibly large, four double bedroom home is located in the popular village of Burbage.

This fabulous home is deceptively spacious having been dramatically extended to create a wonderful family home in the popular village of Burbage.

The property is beautiful presented and offers large versatile accommodation. On the ground floor is a large lounge at the front of the house, an impressive large kitchen/dining room with a range of modern fitted units, large central island with hob, and a large dining area at one end, and a dining room/family room at the rear of the house with double patio doors leading out to the garden. Also downstairs is a useful utility room with space for washing machine and tumble dryer and a cloakroom.

Upstairs there are four really good size double bedrooms; the main bedroom benefits from an ensuite shower room, and there is a further family bathroom. The landing is a great space for a home office or built-in storage.

The good size rear garden is mainly laid to lawn and is enclosed on all sides, making this a great garden for a family. There is also a terrace area at the side of the house.

To the front is parking for a number of cars on the drive.



### AT A GLANCE:

- Four Bedroom Detached House
- Two Reception Rooms
- Large Kitchen/Dining Room
- Utility Room
- Air source heat pump and solar panels
- South Facing Garden
- Drive for a Number of Cars

## SERVICES

Mains electricity, electric and water. air source heat pump. A further benefit of this home is the solar panels on the roof, which are connected to recently installed battery storage.

Council Tax Band: E

EPC Band: D

## 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.

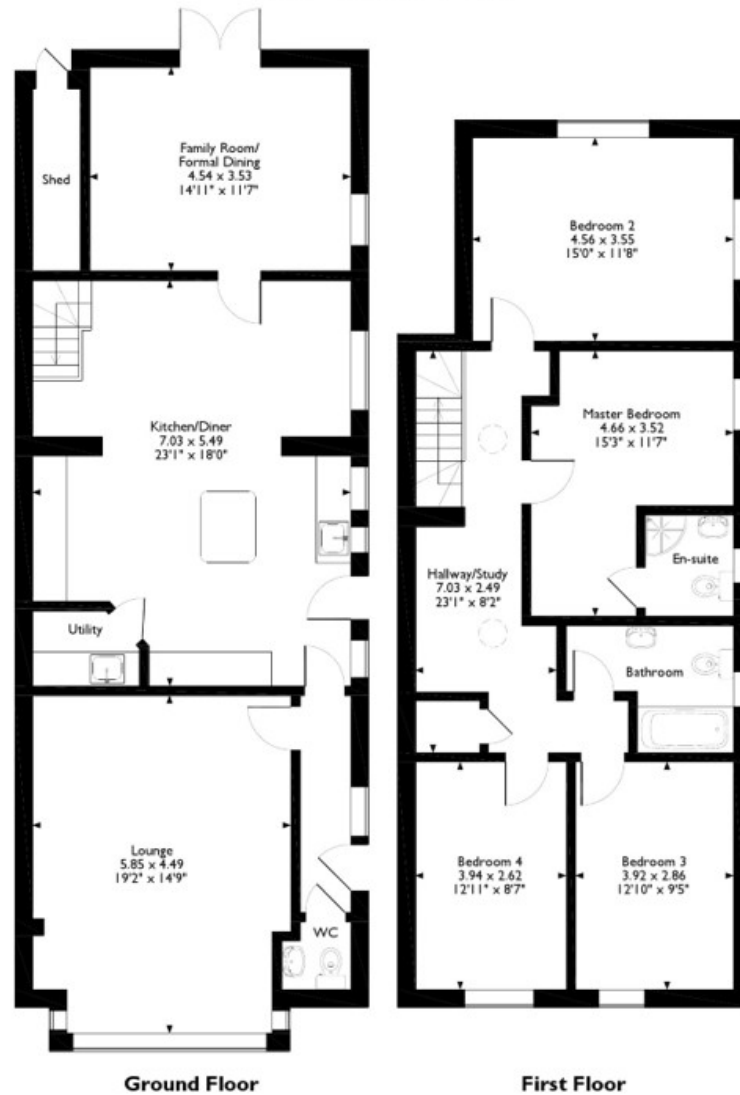


## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>92</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



Approximate Gross Internal Area  
Ground Floor = 941sqft/87sqm  
First Floor = 839sqft/78sqm  
Total = 1780sqft/165sqm



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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