



**BOURNE WAY,
BURBAGE**

Carter Jonas

8 BOURNE WAY, BURBAGE, MARLBOROUGH, WILTSHIRE, SN8 3FS

AMENITIES

- 1513 square feet
- Detached
- Kitchen/dining/family room
- Two reception rooms
- Four bedrooms
- Garden
- Driveway parking
- Garage
- Catchment for St. John's Academy
- Village amenities

SITUATION

Bourne Way is located on the edge of the village. 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.

DESCRIPTION

8 Bourne Way is a modern detached house on a development of similar properties, conveniently located for all the village has to offer.

The main sitting room is generously proportioned and offers a great space in which to relax or entertain guests. Across the hall is a second reception room which could be used as either a study or playroom.

The kitchen/dining/family room is the real heart of the home, a lovely light area with two sets of double French Doors opening out to the rear garden. The kitchen links through to the utility room which in turn provides side access to the garden and driveway. Completing the downstairs accommodation is a cloakroom and understairs storage cupboard, both accessed off the hallway.

Upstairs the main bedroom is located at the front of the property and is complimented by an ensuite shower room. There are three further double bedrooms, all of which are served by the well-appointed family bathroom, with bath and separate shower.

AT 1513 SQUARE FEET, A SPACIOUS AND WELL-PRESENTED DETACHED HOUSE WITH DRIVEWAY PARKING AND A GARAGE.



OUTSIDE

There is driveway parking for two cars and further parking (or handy storage if preferred) in the garage. The rear garden enjoys great privacy and is mainly laid to lawn with flower beds around the perimeter. There is a paved terrace accessed off the kitchen/dining room providing the ideal spot for outdoor entertainment. There is also a wooden pergola seating area at the end of the garden, perfectly located to enjoy the late afternoon / evening sun.

SERVICES AND MATERIAL INFORMATION

- Freehold
- Mains water, mains drainage. LPG central heating.
- Council tax band: F
- Energy efficiency rating: C
- Service charge - £336.60pa for 2023 - towards management of common areas
- Broadband and mobile coverage. Please refer to Ofcom website for further details

GUIDE PRICE: £550,000 (Subject to Contract)

VIEWING ARRANGEMENTS: By appointment with the Marlborough Office
Classification L2 - Business Data



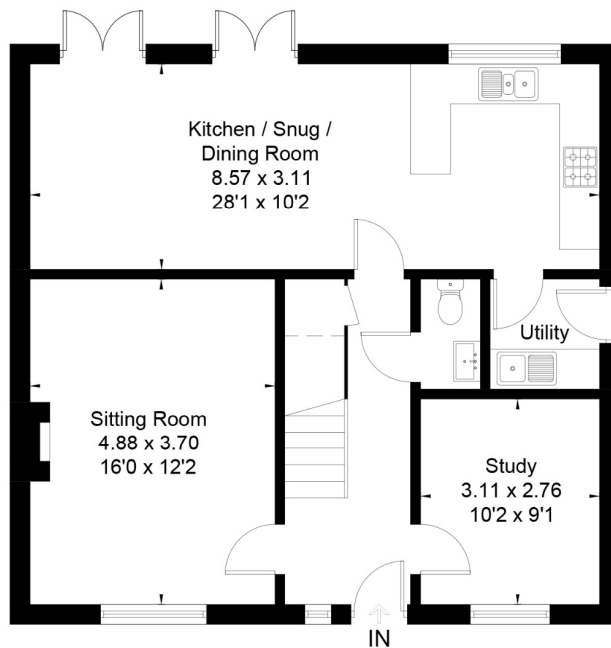
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Bourne Way, Burbage Marlborough, SN8
 Approximate Area = 1513 sq ft / 140.6 sq m
 Garage = 198 sq ft / 18.4 sq m
 Total = 1711 sq ft / 159 sq m

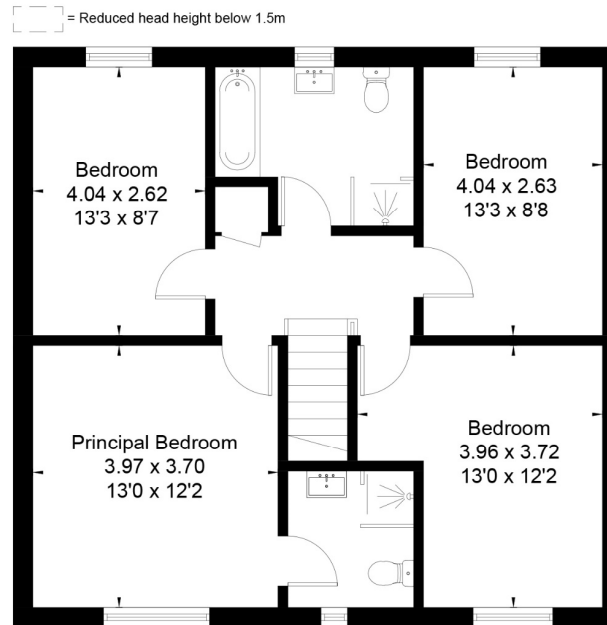


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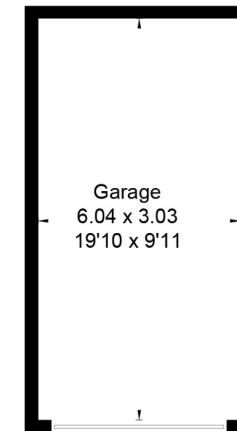
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Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



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 #72384

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