



**HIGH STREET,  
BURBAGE**

**Carter Jonas**

# CARELEN, 220A HIGH STREET, BURBAGE, MARLBOROUGH, WILTSHIRE, SN8 3AR

## AMENITIES

- Detached bungalow
- Four bedrooms
- Two bathrooms
- Double garage & driveway parking
- 1877 square feet
- Private, west facing garden
- Centrally located in village
- Village with amenities
- No onward chain

## SITUATION

Carelen is located centrally in 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. Woodborough and St Francis prep school within easy reach.

## DESCRIPTION

Situated in the heart of the village and set back from the road, Carelen is a spacious four-bedroom detached bungalow.

Being sold with no onward chain, the property does require updating but represents a wonderful opportunity for the incoming owner to make their own mark on the property.

At 1877 square feet (including the garage), there are generous proportions throughout and, as with many single storey dwellings, there is great flexibility of space. There is a good flow to the entertaining space with the generous kitchen / breakfast room linking through well to the dining area and sitting room. The garden is accessed off the kitchen and also via the conservatory extension.

All four bedrooms are doubles and are served by a family bathroom and also the Jack & Jill bathroom between two of the bedrooms.

## OUTSIDE

Set back from the High Street, there is a large tarmac driveway offering ample car parking in addition to the double garage. The fabulous west-facing garden is of particular note, offering good privacy and a great space. The garden is mostly laid to lawn with well as established borders and a variety of shrubs, plants and trees. The generous paved terrace offers the ideal spot to pick up the afternoon sun, relax and look out over the garden. The house sits in a plot of c0.3 acres.

**A SURPRISINGLY SPACIOUS FOUR BEDROOM BUNGALOW ENJOYING LARGE GARDEN, DRIVEWAY PARKING AND DOUBLE GARAGE.**



## SERVICES AND MATERIAL INFORMATION

- Freehold
- Mains water, mains drainage, oil fired central heating.
- Council tax band: E
- Energy efficiency rating: E
- Flood Risk - Low
- Broadband and mobile coverage. Please refer to Ofcom website for further details

**GUIDE PRICE:** £595,000 (Subject to Contract)

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



Classification L2 - Business Data

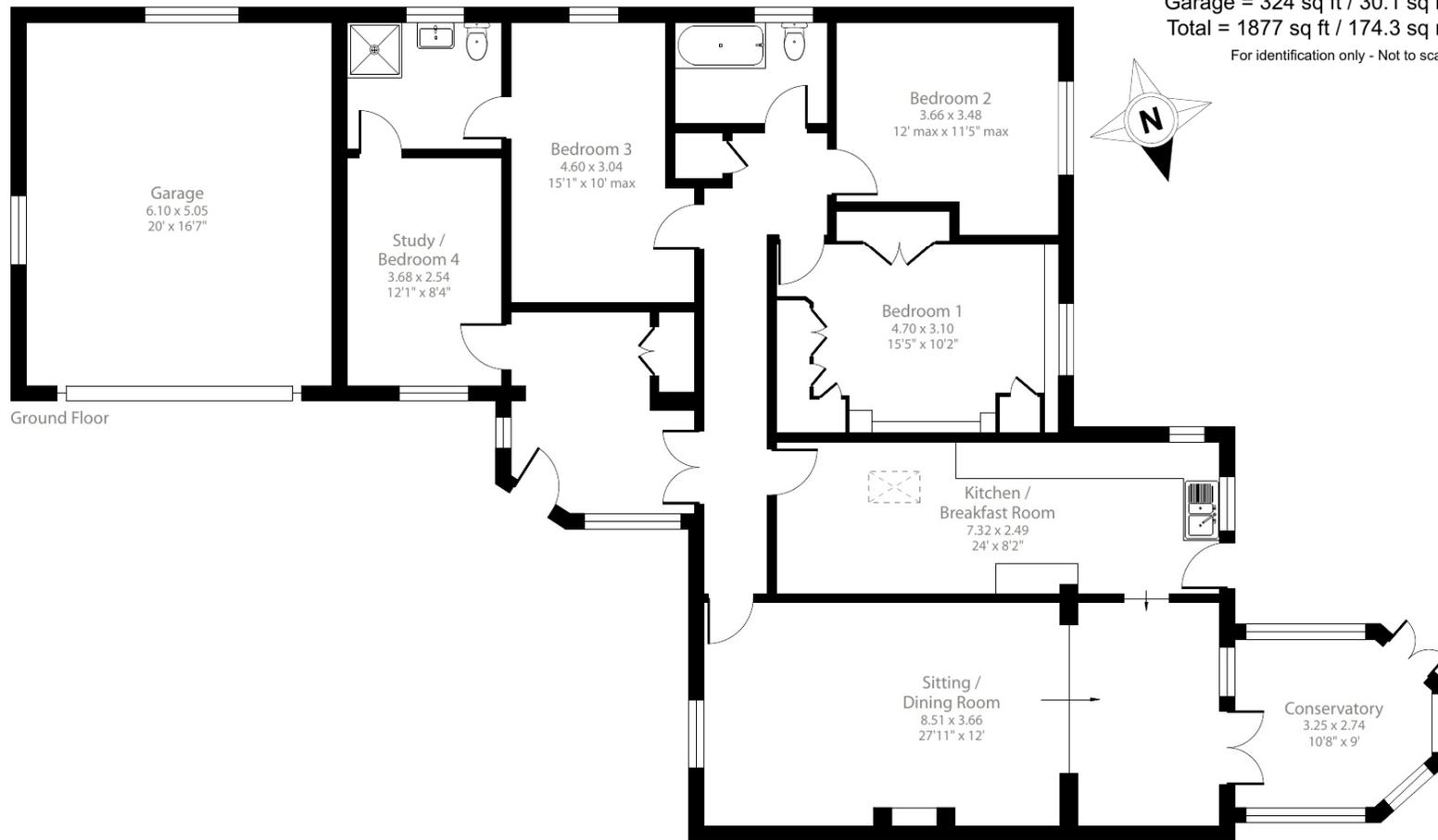
# High Street, Burbage, Marlborough, SN8

Approximate Area = 1553 sq ft / 144.2 sq m

Garage = 324 sq ft / 30.1 sq m

Total = 1877 sq ft / 174.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Carter Jonas. REF: 1221594

**Marlborough 01672 514 916**  
93 High Street, Marlborough, SN8 1HD

**carterjonas.co.uk**  
Offices throughout the UK

*Exclusive UK affiliate of*  
**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

## IMPORTANT INFORMATION

*These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on [carterjonas.co.uk](http://carterjonas.co.uk) or, (including off market properties) on the brochure or a separately available material information sheet. We would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us.*

Classification L2 - Business Data