



Modern detached Four bed family home

Guide Price £525,000

Winkworth



SADDLERS WAY, BURBGE, SN8 3TX

Situated in a quiet cul de sac in the popular village of Burbage, this modern detached family home is for sale with no onward chain.

The accommodation comprises a modern kitchen/breakfast room with ample cupboards, integrated dishwasher, washing machine and fridge, cloakroom, a very cosy lounge with open fireplace and dining room with doors that open out to the garden.

Upstairs you will find the main bedroom with built in storage and ensuite shower room, there are three further bedrooms and a family bathroom with bath and over bath shower.

The garden which is southwest facing has a terrace area, lawn, raised borders and useful shed for storage. There are lovely views across the fields at the back of the house.

There is driveway parking for two cars and a garage which is also integral to the house. The garden can be accessed via both sides of the house.

At a glance:

- Detached family home
- Available with NO onward chain
- Modern Kitchen/Dining
- Cloakroom
- Lounge with open fireplace
- Dining room with doors to the garden
- Main bedroom with built in storage and ensuite shower room
- Three Bedrooms
- Family bathroom with double sinks and bath with over bath shower
- Driveway parking
- Integral garage
- Southwest facing Garden, lovely views across the fields

Services: Mains water and drainage, Electric and Oil central heating.

Council Tax: F

EPC: E



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, Petrol Station with shop and 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.



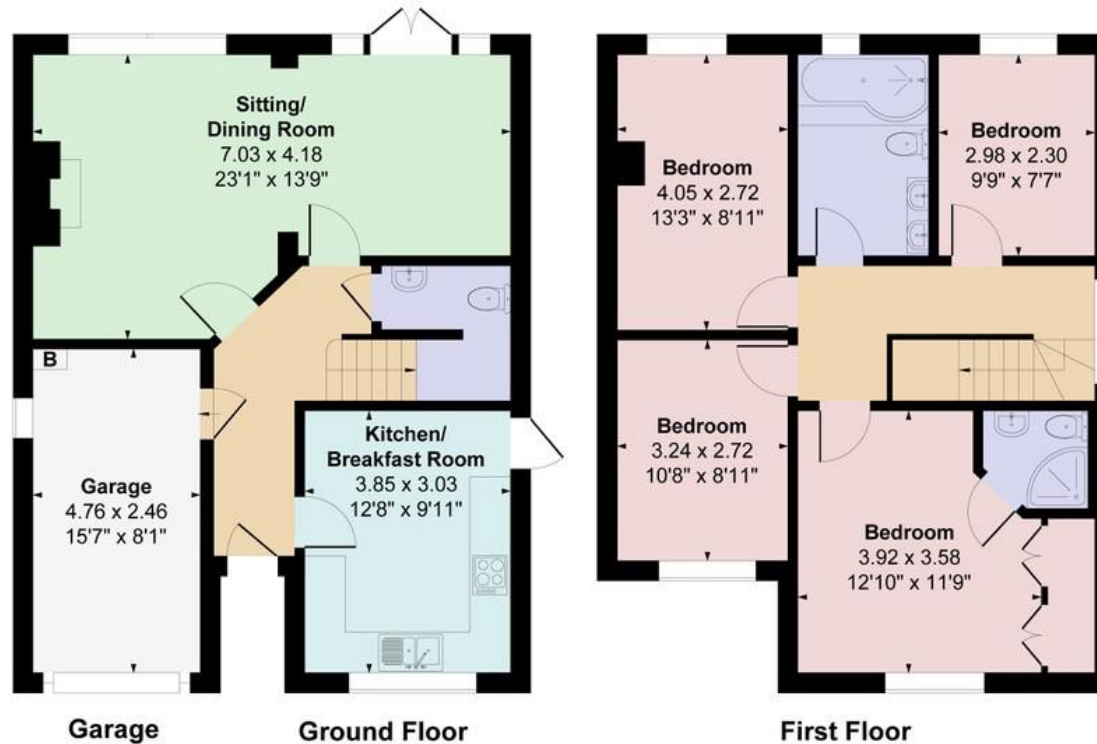
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



2A Saddlers Way, Marlborough, SN8 3TX

Approximate Gross Internal Area
Total = 120 sq m (1288 sq ft)
Main House = 108 sq m (1163 sq ft)
Garage = 12 sq m (125)sq ft



© Meyer Energy 2025. Drawn to RICS guidelines. Not drawn to scale.
Plan is for illustration purposes only. All features, door openings, and window locations are approximate.
All measurements and areas are approximate and should not be relied on as a statement of fact.

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