



MARTINGALE ROAD,
BURBAGE

Carter Jonas

9 MARTINGALE ROAD, BURBAGE, MARLBOROUGH, WILTSHIRE, SN8 3TY

AMENITIES

- 1594 square feet
- Detached family house
- Four bedrooms
- Two bathrooms (one ensuite)
- Garden
- Driveway parking
- Double glazed throughout
- Popular village with amenities
- In catchment for St. John's Academy

SITUATION

Martingale Road 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. Woodborough and St Francis prep school within easy reach.

DESCRIPTION

9 Martingale Road is a beautifully presented and spacious, 1594 square foot four-bedroom family home located in the popular village of Burbage, perfectly positioned in this well-spaced out quiet no-through road. It is close to all that the village has to offer and is also within easy reach of the nearby market towns of Marlborough and Hungerford.

The welcoming entrance hall leads off to the modern kitchen / breakfast room, which has a good range of fitted units and has been cleverly designed with in-built bench seating (with storage beneath) around the kitchen table.

The light and airy sitting room overlooks the garden and is centred around the open fireplace with stone surround. This room has a lovely, comfortable feel and leads seamlessly through to the formal dining area.

Part of the garage has been incorporated into the house to create a study, the ideal place for those working from home. The front half of the garage remains and offers excellent storage. The utility room and cloakroom complete the downstairs accommodation.

A BEAUTIFULLY PRESENTED AND SUBSTANTIAL FOUR BEDROOM FAMILY HOUSE IN A POPULAR VILLAGE LOCATION, IN CATCHMENT FOR ST. JOHN'S ACADEMY IN MARLBOROUGH.



Heading upstairs you are greeted by a welcoming and spacious landing, which gives access to all of the bedrooms. The principal bedroom, located at the rear of the property and overlooking the garden, benefits from plenty of built-in cupboards and enjoys an ensuite shower room. There are three further good-sized bedrooms, 2 doubles and one single which are served by the well-appointed family bathroom.

OUTSIDE

The house is approached by a brick paved drive with parking in front of the garage and one additional space. There is a small area of lawn to the front of the house and side access leading to the utility room and garden beyond.

The beautifully maintained rear garden is enclosed by close board fencing and is mainly laid to lawn with a range of trees and shrubs with a flower border. There is a large patio area accessed off the sitting room which offers the perfect spot for outdoor entertainment and alfresco dining.

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

VIEWING ARRANGEMENTS: By appointment with the Marlborough Office

Classification L2 - Business Data

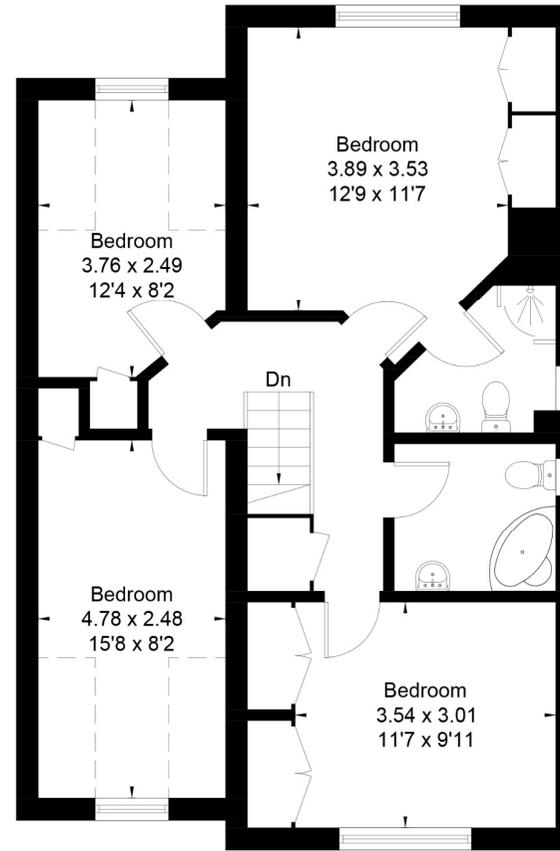
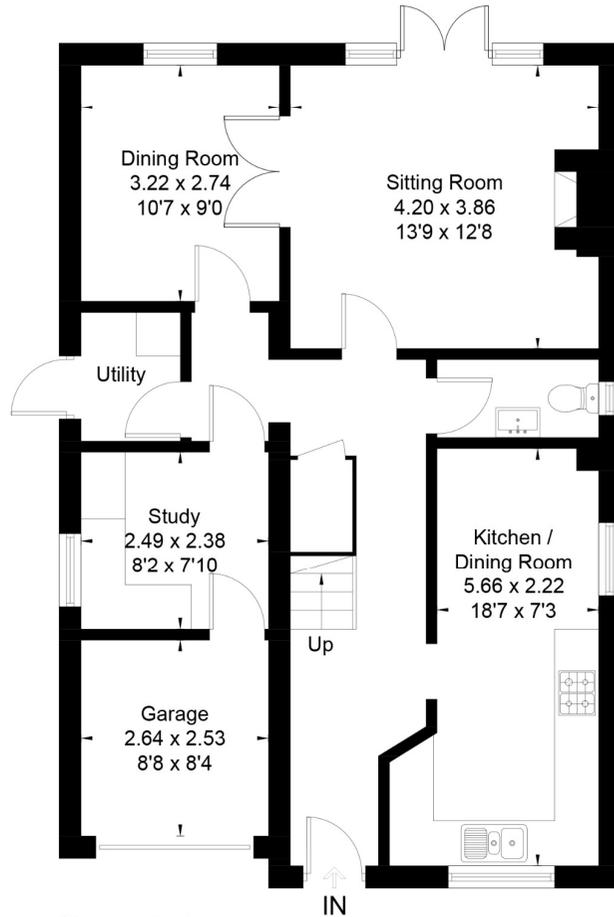


Classification L2 - Business Data

9 Martingale Road, Burbage Marlborough, SN8
 Approximate Area = 1594 sq ft / 148.1 sq m



= Reduced head height below 1.5m



SERVICES AND MATERIAL INFORMATION

- Freehold
- Mains water, mains drainage. Oil fired central heating.
- Council tax band - F
<https://www.wiltshire.gov.uk/article/7069/Council-tax-bands-and-charges>
- Energy efficiency rating: D
- Broadband and mobile coverage. Please refer to <https://checker.ofcom.org.uk/>



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 #74153

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

carterjonas.co.uk
 Offices throughout the UK

IMPORTANT INFORMATION

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