



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:** £650,000 (Subject to Contract)

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





Classification L2 - Business Data



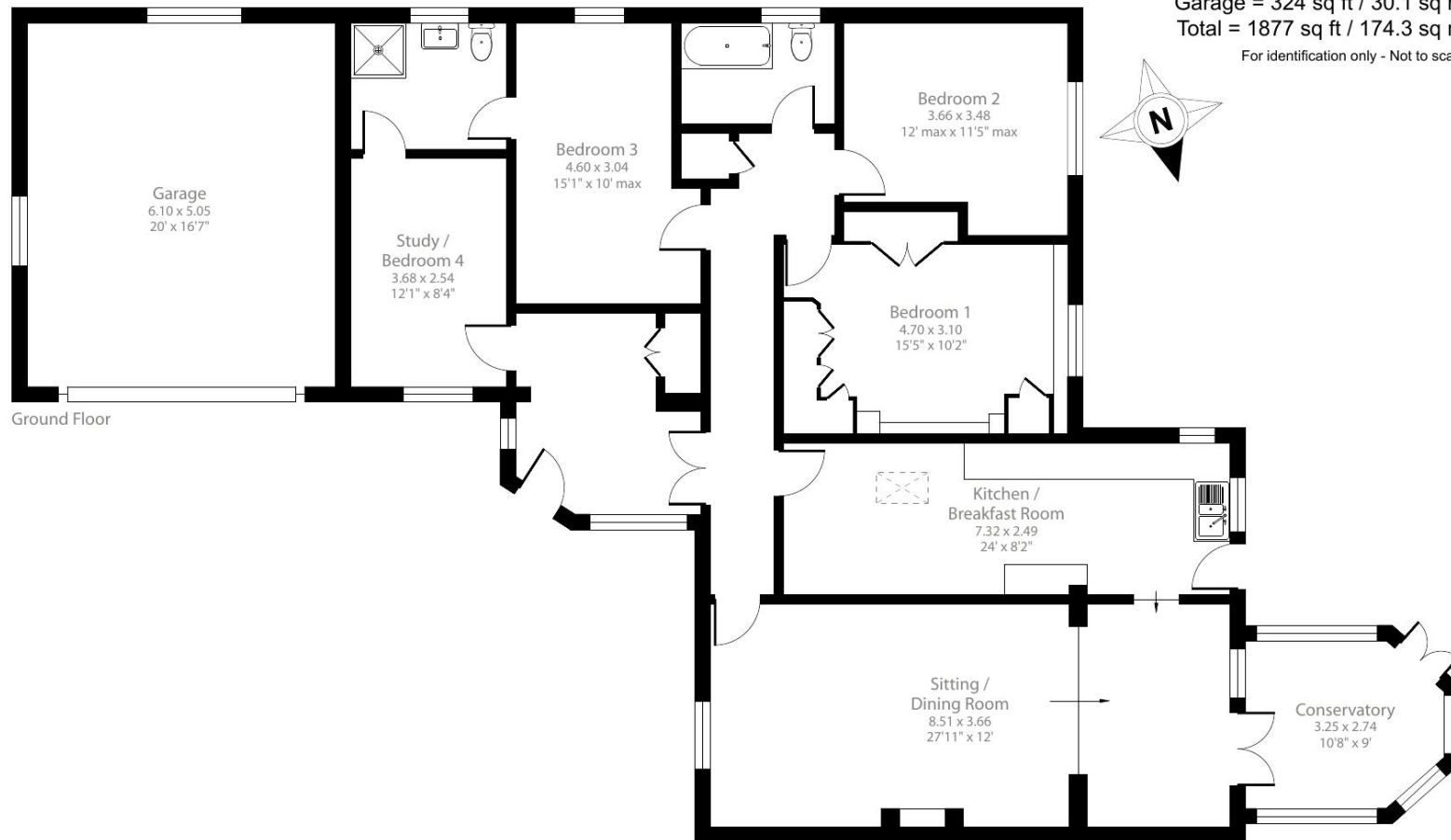
## High Street, Burbage, Marlborough, SN8

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). © nichecom 2024. Produced for Carter Jonas. REF: 1221594

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