



AILESURY WAY,  
BURBAGE

Carter Jonas



# 17 AILESBUARY WAY, BURBAGE, SN8 3TD

## AMENITIES

- Detached family home
- Village location
- St Johns catchment
- Four bedrooms
- Garden
- Garage and parking
- No onward chain

## SITUATION

17 Ailesbury Way is located on a quiet road, in the centre of the village of Burbage, which 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

17 Ailesbury Way is a detached family home perfectly located for all that the village of Burbage has to offer, with the doctors surgery, post office, village shop and bus stop all being within a few minutes' walk.

The property offers generously proportioned living accommodation throughout and is ready for someone to come in and make the house their own. The main reception room with large windows to both the front and rear mean this room floods with light and the central fireplace is the real focus of the room. Off the dining area is the kitchen with an adjoining good-sized utility/boot room, which could be opened up to kitchen to create an open plan space. The sunroom can be accessed from the utility, making it perfect for coming in from the garden with muddy shoes or dealing with gardening tools and trimmings. A cloakroom completes the downstairs accommodation.

Upstairs there are four good sized bedrooms, all of which are lovely and light and are served by the family shower room. The third bedroom has an adjoining dressing room which could easily be converted to an ensuite with the necessary permissions.

**A DETACHED, FOUR BEDROOM FAMILY HOME, LOCATED IN THE POPULAR VILLAGE OF BURBAGE OFFERED WITH NO ONWARD CHAIN.**



## OUTSIDE

To the front of the property is an area of lawn and a block paved drive providing off-street parking. A timber gate provides side access to the property. The garage which has power and light, has a side door providing access from the garden. The mature rear garden is south-west facing and has been lovingly cared for over the years by the current owners and boasts an array of flower and shrub borders. A paved area provides the perfect spot for BBQ's or enjoying the afternoon sunshine with a glass of something.

**GUIDE PRICE:** £450,000 (Subject to Contract)

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





Classification L2 - Business Data



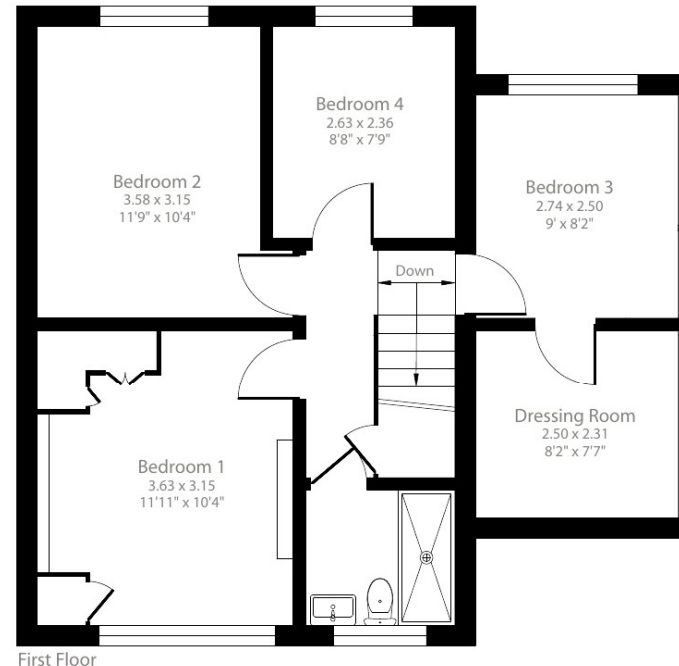
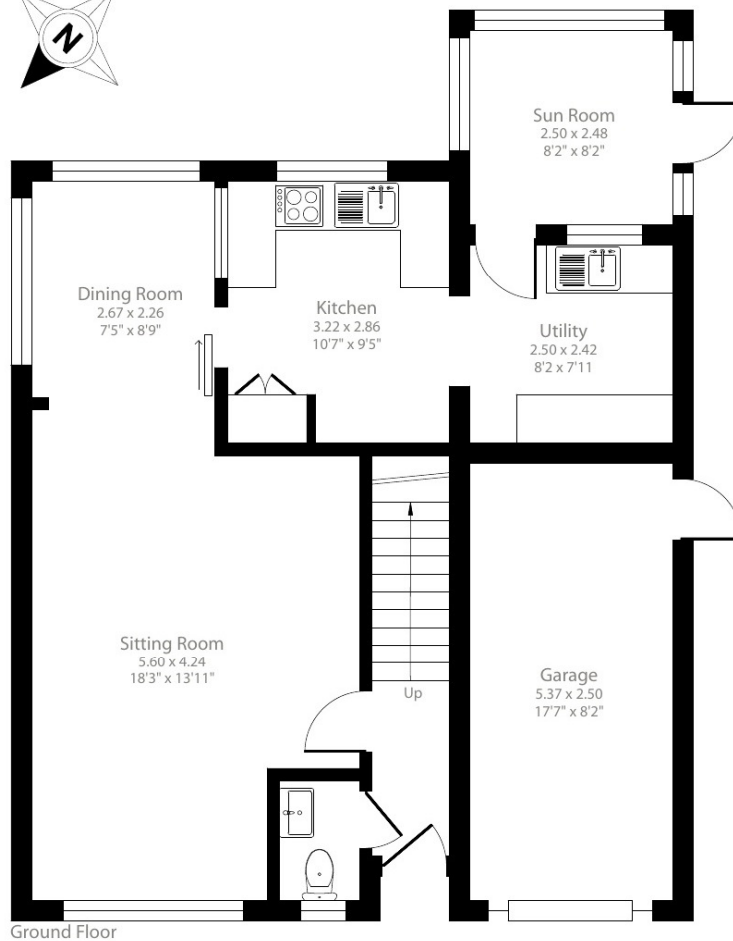
## Ailesbury Way, Burbage, Marlborough, SN8

Approximate Area = 1196 sq ft / 111.1 sq m

Garage = 145 sq ft / 13.4 sq m

Total = 1341 sq ft / 124.5 sq m

For identification only - Not to scale



### SERVICES AND MATERIAL INFORMATION

- Freehold
- Mains water, mains drainage. Electric heating.
- Council tax band: D
- Energy efficiency rating: E
- Broadband and mobile coverage. Please refer to Ofcom website



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2025. Produced for Carter Jonas. REF: 1276677

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