



📍 2 The Cleavers, Burbage, Marlborough, SN8 3TH

🏠 £475,000

A lovely three bedroom detached house with generous garden

- Three Bedroom Detached Home
- 0.18 Acre Plot
- Requiring Some Cosmetic Improvement
- Large Mature Gardens
- Driveway Parking and Garage
- Walking Distance to Village Shop and Pub
- Quiet Cul De Sac
- Desirable and Popular Village
- Built in 1976
- No Chain

🏡 Freehold

📊 EPC Rating D



Occupying a generous sits plot of approximately 0.18 acres and tucked away within a quiet and desirable cul-de-sac, this three bedroom detached home was built in 1976 and offers spacious, flexible accommodation ideal for families or buyers seeking a property with excellent outdoor space and scope for cosmetic improvement.

The ground floor is arranged around a welcoming entrance hall with stairs rising to the first floor and access to a useful cloakroom/WC. The main reception/dining room is a particularly generous space, providing an excellent area for both everyday living and entertaining. This room benefits from a direct door opening onto the rear garden, allowing natural light to flood in and creating a seamless connection between indoor and outdoor living.

The fitted kitchen sits to the rear of the property and is complemented by a separate utility room, offering further storage and workspace. The utility room also enjoys its own external door leading directly out to the garden, ideal for family life, gardening access or use as a practical boot room. An integral single garage is accessed internally from the utility room and provides further versatility for storage or potential conversion (subject to the necessary consents).

To the first floor are three well-proportioned bedrooms, including two comfortable doubles and a third single bedroom, along with a family shower room.

Externally, the property stands within a generous westerly facing mature garden which enjoys afternoon and evening sunshine. The garden is mainly laid to lawn and features a patio area perfect for outdoor dining and entertaining, together with established shrubs, trees and attractive flower beds that provide both colour and privacy.

To the front of the property is a private driveway providing off-road parking for two vehicles, in addition to the attached single garage.

#### Location

Burbage, located to the south of the historic Market Town of Marlborough, has many local amenities including a primary school, convenience store / petrol station, Post Office, doctor's surgery and a public house. Nearby Pewsey has a further range of amenities including rail links to London and the West Country, whilst Marlborough with its famous High Street offers comprehensive shopping and a twice weekly market. Good road communications provide ready access to the larger neighbouring centres of Salisbury, Newbury and Swindon; and via the M4 and A303, London and the West Country. There is a good choice of both state and private schooling in the area and those with an interest in country and leisure pursuits are well catered for in the region.

#### Property Information

Tenure: Freehold

Local Authority: Wiltshire Council

Mains water, electric, drainage and oil central heating

Council Tax Band: E

EPC Rating: D



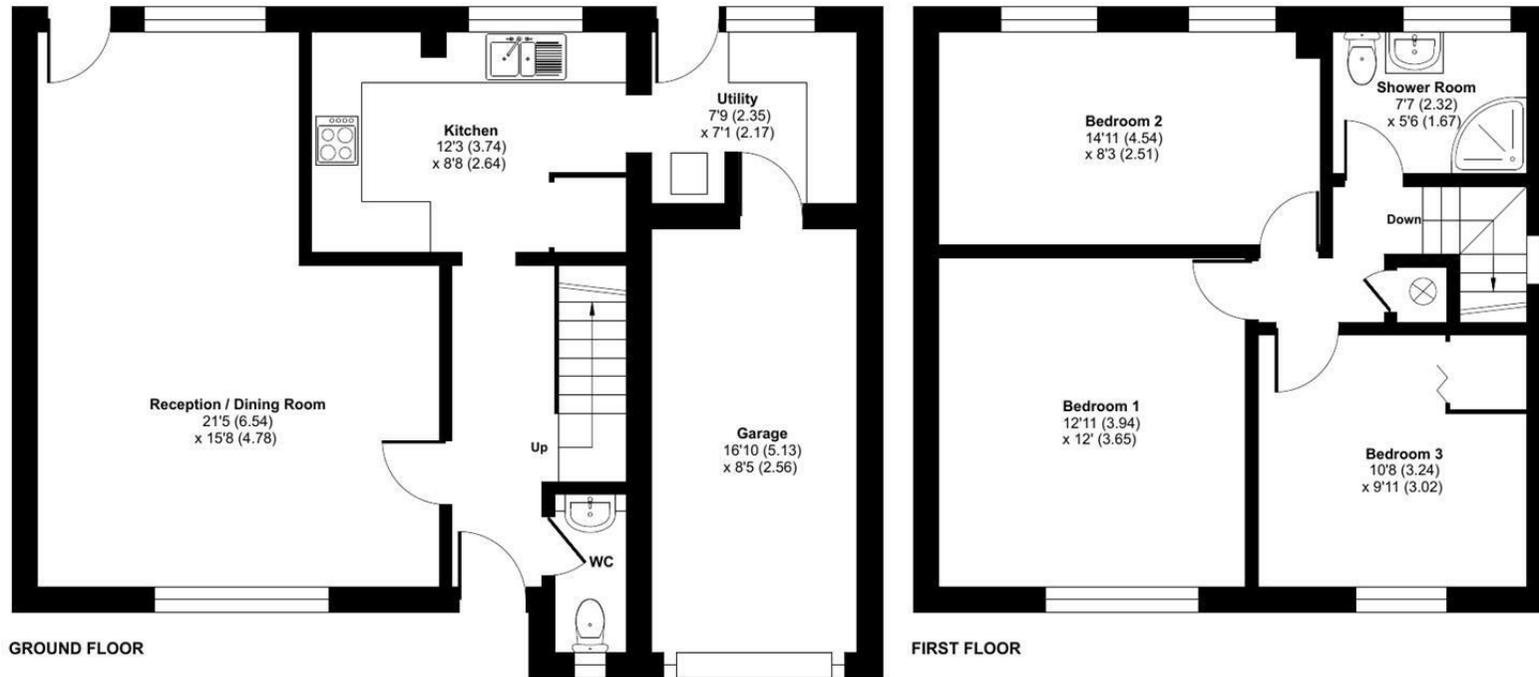
# The Cleavers, Burbage, Marlborough, SN8

Approximate Area = 1053 sq ft / 97.8 sq m

Garage = 132 sq ft / 12.2 sq m

Total = 1185 sq ft / 110 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). © ntechcom 2026. Produced for Strakers. REF: 1418922

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