



📍 15 Bourne Way, Burbage, SN8 3FS

🏠 £475,000

A contemporary four bedroom detached family home built in 2017 offering modern living in a village with driveway and garage

- Four Bedroom Detached Family Home
- Built in 2017
- Easily Maintained Garden
- Walking Distance into Village
- Abundance of surrounding Countryside Walks
- Close to Schools
- Exceptional Finish inside with a recently built porch to front
- Garage and Driveway Parking for two cars
- Viewings Recommended

🏡 Freehold

🏠 EPC Rating C



15 Bourne Way, constructed in 2017, enjoys an attractive position within a contemporary development and benefits from a west-facing garden, ideal for making the most of afternoon and evening sunshine. Since acquiring the property, the current owners have thoughtfully enhanced and maintained it, including the installation of new flooring in the reception areas, the addition of built-in storage, and, most notably, the creation of a spacious and welcoming entrance porch with ample room for coats and shoes.

The hallway provides access to a well-proportioned sitting room on the left, featuring recently updated wooden flooring, which continues seamlessly into the playroom opposite. To the rear of the property lies an impressive open-plan kitchen/dining room, fitted with an extensive range of units and offering generous space for a dining table and chairs, perfectly positioned beside French doors that open onto the garden. A stylish cloakroom completes the ground floor accommodation.

Upstairs, a generous landing leads to four well-sized bedrooms. The principal bedroom, located at the front of the house, benefits from fitted wardrobes and a modern en suite shower room. The remaining bedrooms are served by a contemporary family bathroom, also accessed from the landing.

Externally, the property offers a driveway to the side, providing off-street parking for two vehicles and access to a single garage. A gated entrance leads to the rear garden, which features a large decking area—ideal for outdoor entertaining—as well as a useful storage space behind the garage.

#### Property Information

Tenure: Freehold

Local Authority: Wiltshire Council

Mains water, electricity and drainage. Gas central heating via communal LPG.

2026 Maintenance charge for communal areas; £390.59/year.

Council Tax Band: E

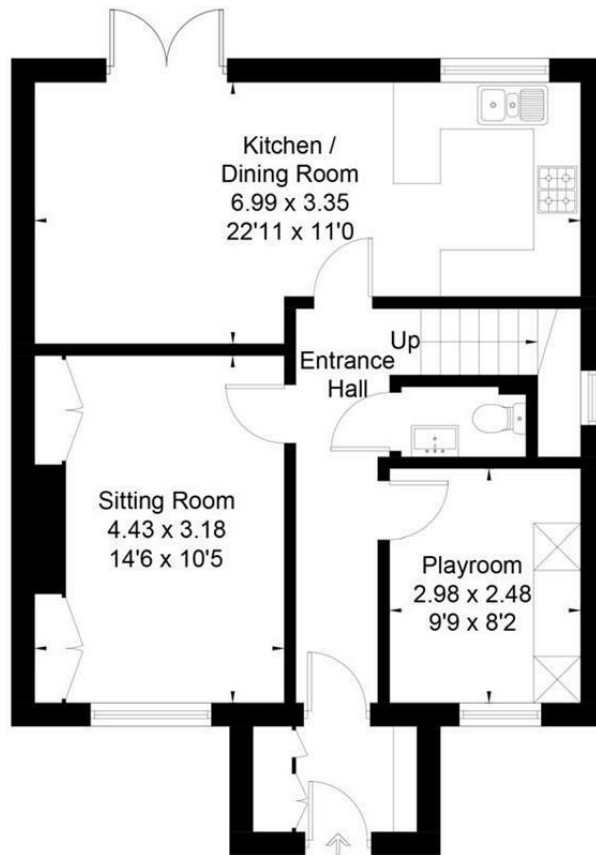
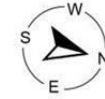
EPC Rating: C

#### Burbage

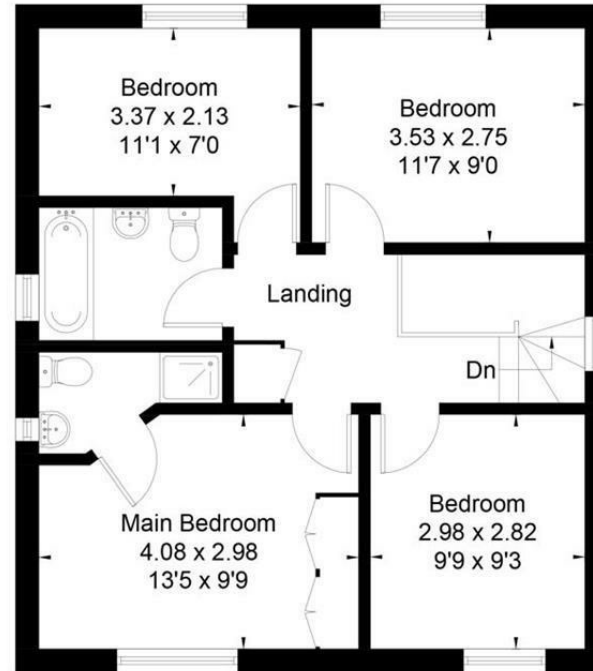
Burbage, located to the south of the historic Market Town of Marlborough, has many local amenities including a primary school, convenience store / petrol station, Post Office, doctor's surgery and a public house. Nearby Pewsey has a further range of amenities including rail links to London and the West 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.



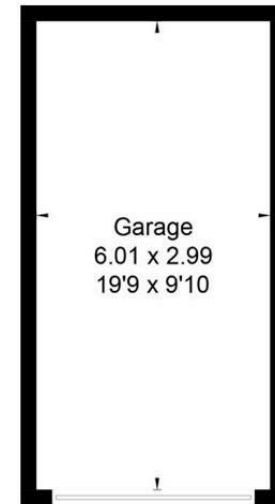
Approximate Floor Area = 115 sq m / 1238 sq ft  
Garage = 18 sq m / 194 sq ft  
Total = 133 sq m / 1432 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



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 #102560

Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.