



LYNWOOD, MARLBOROUGH ROAD,  
BURBAGE

Carter Jonas

# LYNWOOD, 9 MARLBOROUGH ROAD, BURBAGE, SN8 3AU

**A SUBSTANTIAL AND WELL-PRESENTED FAMILY HOME SET IN THE DESIRABLE VILLAGE OF BURBAGE.**

## KEY FEATURES

- Sitting Room
- Family Room/Snug
- Dining Room
- Kitchen
- Utility Room
- Cloakroom
- Main Bedroom Suite
- Second Ensuite Bedroom
- Two Further Bedrooms
- Family Bathroom
- Garden
- Outbuildings
- Parking



## SITUATION

Lynwood is located on the edge of the desirable village of Burbage. Burbage borders Savernake Forest, an area of outstanding natural beauty offering fantastic walking and riding opportunities. The village has excellent local facilities including a nursery school, primary school, shop, a public house, a doctor's surgery and a 24 hour garage with shop and post office. Burbage is within the catchment of St. John's School in Marlborough with bus connections. The larger market town of Marlborough is some 6 miles away which offers more extensive shopping facilities as well as a variety of bars, restaurants, coffee shops and boutiques. London Paddington can be reached in an hour via direct services from Hungerford, Great Bedwyn and Pewsey.

## DESCRIPTION

Lynwood is a well-presented and generously proportioned four-bedroom family home just off Stibb Green in the village of Burbage. The property has red brick elevations under a tiled roof. Originally dating from 1850 the property sits within a ¼ acre plot. It has oil based central heating in addition to two open fireplaces and a wood burning stove. Fibre to the property ensures broadband speeds up 1GB.

The property offers flexible living accommodation making it an ideal family home and has been extended and improved by the current owners. The ground floor accommodation comprises a formal sitting room with feature fireplace, a formal dining room with solid wood flooring and a snug with vaulted ceiling, wood burning stove and bi-fold doors which open out onto a large outside patio area which is ideal for summer entertaining.

The kitchen/breakfast room is fitted with a wide range of units, granite worktops, a range cooker, several integrated appliances and benefits from stone flooring and underfloor heating. The kitchen leads to an extremely useful utility/boot room with additional storage, washing machine, water softener and plumbing for an American style Fridge/Freezer. A cloakroom completes the ground floor accommodation. A rear door provides access to the garden via a stone path making it ideal for entering the house after a walk in the neighbouring countryside.

Upstairs the main bedroom is light and airy with dual aspect and benefits from fitted wardrobes, a dressing area and ensuite shower room, all of which have views over the garden and countryside beyond. The second double bedroom has fitted wardrobes and an ensuite shower room, making it an ideal bedroom for an independent teenager or guests. The third double bedroom and fourth single bedroom, which is currently used as a study, are served by the well-appointed family bathroom which is fully tiled and fitted with quality sanitaryware.



## OUTSIDE

The property is approached via a five-bar wooden gate opening to a large, gravelled driveway providing parking for several vehicles. The southwest facing garden extends to a ¼ acre and is mainly laid to lawn with a meandering slate pathway bordering the lawn and providing a lovely route around the garden. A large, paved patio area which can be accessed from the sitting room, snug or utility room provides an ideal spot for al-fresco dining and BBQ's and has feature lighting to ensure it can be enjoyed all year round. A timber workshop with log store to one side is fully insulated, has power and lighting and provides ample storage and easy access to garden equipment. A greenhouse completes the upper level of the garden. Sleeper edged steps lead down to a further area of lawn which is an ideal spot for a children's play area or potentially a garden office. A timber built potting shed with power provides lighting to this part of the garden. The whole garden is very private and has a variety of mature flower and shrub borders and raised beds.

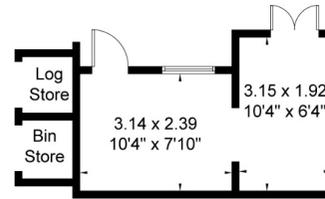
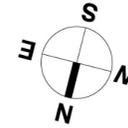
**TENURE** Freehold

**EPC BAND** D.

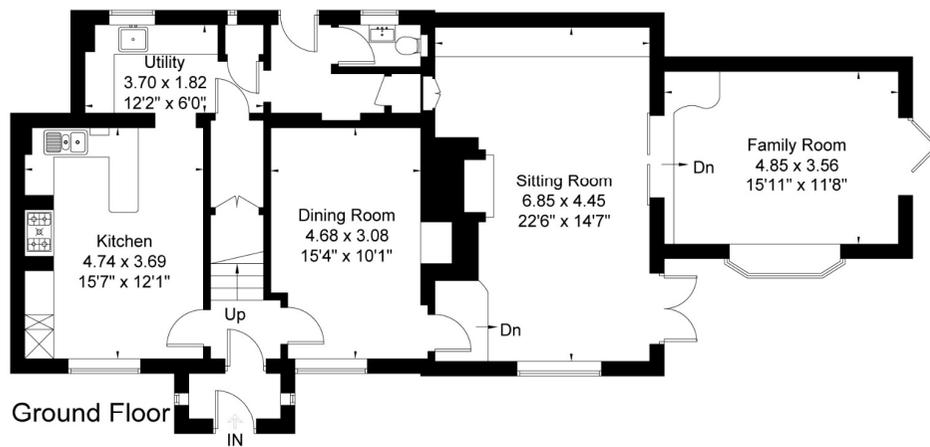
**VIEWING ARRANGEMENTS:** By appointment with the Marlborough Office



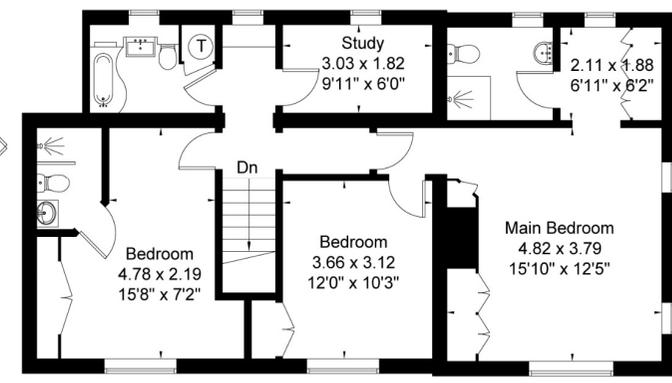
Approximate Area = 2885 sq ft / 268.0 sq m  
 Outbuilding = 150 sq ft / 13.9 sq m  
 Total = 3034 sq ft / 281.9 sq m



**Outbuilding**  
 (Not Shown In Actual Location / Orientation)



**Ground Floor**



**First Floor**

Surveyed and drawn in accordance with the International Property Measurement Standards  
 fourwalls-group.com 316038

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		65	80
EU Directive 2002/91/EC			

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