



**2 Stibb Green, Burbage**

Offers Over **£399,995**

**mcfarlane**  
property.com



## 2 Stibb Green

Lea Cottage is an attractive mid-terrace thatched cottage, beautifully painted in white with elegant grey-framed windows and an inviting entrance porch surrounded by mature shrubs. Arranged over two floors, the property was built with brick elevations beneath a thatched roof (re-thatched in 2014) and offers approximately 1,099 sq ft of charming and thoughtfully designed accommodation. Inside, the cottage seamlessly blends period character with modern comforts. The cosy sitting room features exposed beams and a striking open brick fireplace with a wood-burning stove and under floor heating.

To the rear, the stunning open-plan kitchen and dining area is flooded with natural light from a feature lantern roof light and a set of three French doors opening onto the southwest-facing patio. The kitchen is beautifully designed with a marble-topped island incorporating a sink and storage - ideal for entertaining - along with integrated appliances and stylish herringbone wooden flooring that complements the contemporary design.

The ground floor bathroom is equally impressive, fitted with a roll-top bath, separate double shower, and utility space cleverly concealed behind wooden doors. Textured tiles, timber beams, and wood-effect flooring add warmth and character.





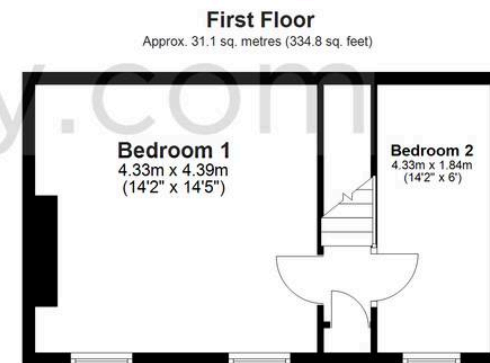
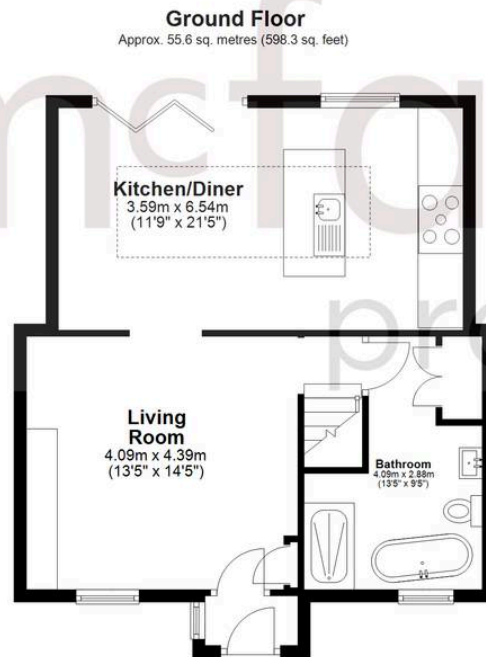
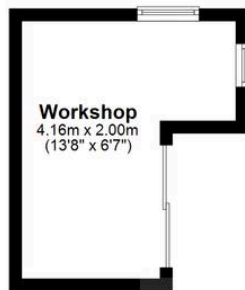
Upstairs, the principal bedroom enjoys views over the Green and features exposed beams, double windows, and wooden flooring. The second double bedroom also offers charming exposed beams, carpeted flooring, and whitewashed walls.

Outside, a paved terrace with brick retaining walls leads to a beautifully landscaped garden, laid mainly to lawn with well-stocked borders showcasing a delightful array of seasonal colour – including dahlias, peonies, and roses – as well as mature trees such as magnolia, apple, and pear.

At the far end of the garden stands a contemporary timber office/workshop with power, perfect for home working or alternative uses (subject to consents). Beyond this, there is a timber shed and a kitchen garden with raised vegetable beds, ideal for those who enjoy growing their own produce. To one side of the cottages, a driveway leads to a brick-built garage.

- Beautifully presented thatched cottage (re-thatched 2014)
- Open-plan kitchen/dining area with lantern roof and French doors
- Character features including exposed beams and woodburner
- Ground floor bathroom with roll-top bath and separate shower
- Contemporary garden office/workshop with power
- South-west facing garden with mature planting and lawn
- Right of way to brick-built garage
- Under floor electric heating





Total area: approx. 86.7 sq. metres (933.1 sq. feet)

## McFarlane Sales & Lettings

McFarlane Sales & Letting, 106 High Street – SN8 1LT

01672 514380 • [marlborough@mcfarlaneproperty.com](mailto:marlborough@mcfarlaneproperty.com) • [www.mcfarlaneproperty.com/](http://www.mcfarlaneproperty.com/)

**mcfarlane**  
property.com