Pheasant Cottage Burbage Wiltshire

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Pheasant Cottage Burbage, Wiltshire

A beautifully presented cottage with a delightful garden.

Kitchen | Dining room | Sitting room | Garden room | Utility | W.C Three bedrooms | Two bathrooms Garage and workshop | Cedar greenhouse | Shed

Pewsey 5 miles (London Paddington 70 minutes), Great Bedwyn 5.5miles (London Paddington 70 minutes), Marlborough 5.5 miles, Andover 15 miles (London Waterloo 70 minutes), Hungerford 10 miles (London Paddington 65 minutes), Newbury 20 miles (Distances and times approximate.)



22 High Street, Hungerford, Berkshire RG17 ONF

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Situation

Pheasant Cottage is located within an Area of Outstanding Natural Beauty.

The village has a primary school, pub, doctor's surgery, village hall, cricket club and a petrol station with post office and well stocked mini market.

Marlborough, Andover and Hungerford are easily accessible and provide a broad range of shopping and recreational facilities.

Communications are excellent with the M3/A303 to the south providing access to London and the West Country. Trains from Andover to London Waterloo take approximately 70 minutes and from Hungerford into Paddington about 65 minutes.

In addition to the village school, other popular schools include St John's, Marlborough College, St Marys Calne, St Francis and Dauntseys.

For Sale Freehold

Pheasant Cottage is believed to date from 1680 and is Grade II listed.

It is very well presented with a number of period features such as exposed beams throughout.

The sitting room and dining room both have woodburning stoves.

The property benefits from a useful and well-sized outbuilding/ garage.

Pheasant Cottage has beautiful gardens, at the end of which wonderful views of the surrounding countryside can be enjoyed.

See floorplans however please note:

Inglenook fireplace with woodburning stove in sitting room

Woodburner stove in dining room

John Lewis of Hungerford kitchen with Falcon Range Cooker and integrated NEFF dishwasher

John Lewis of Hungerford fitted wardrobes in the principle bedroom



Services

Mains electricity, water and drainage. Oil heating. Underfloor heating in the shower room.

Local Authority

Wiltshire Council: 0300 456 0100

Postcode

SN8 3AF

Directions

From Marlborough, proceed on South East on the A346 towards Salisbury. Pass through Savernake Forest and take the first turning on the left to Burbage. Follow the road (High St) through the village and down the hill, Pheasant Cottage will be found on the left hand side, before the right hand turn to Westcourt.

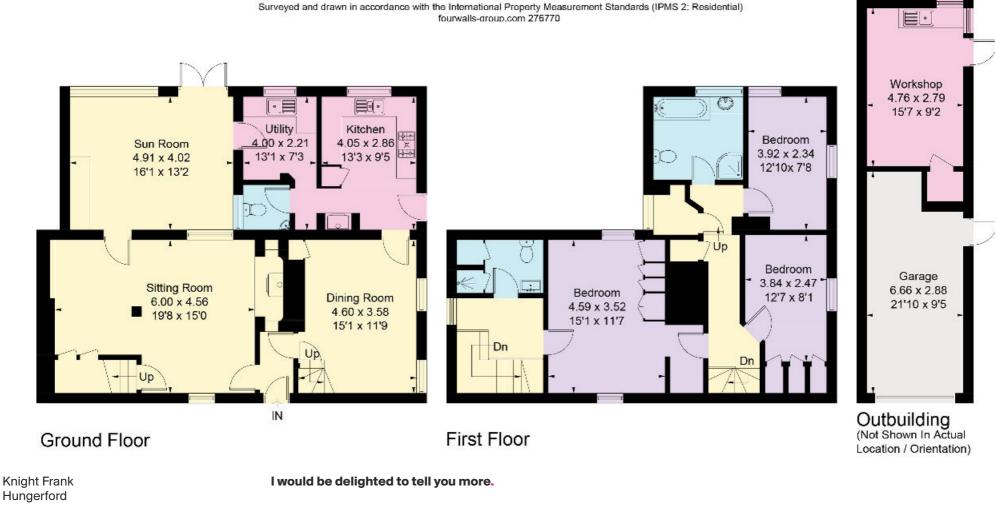
Viewing

Viewing by prior appointment only with the Agents.





Approximate Area = 168.0 sq m / 1808 sq ft Outbuilding = 33.5 sq m / 361 sq ft Total = 201.5 sq m / 2169 sq ft



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated May 2021. Photographs and videos dated May 2021.

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