



Three Jays
Burbage, Wiltshire



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A period family house, with an indoor pool, situated in a peaceful, edge of village location with countryside views.

Entrance porch | Drawing room | Sitting room | Study | Kitchen/dining area | Pantry | Utility room
Rear hall/boot room | Garden room | Indoor swimming pool | Cellar

Principal bedroom with dressing room and bathroom | Bedroom with adjoining bathroom
Two further bedrooms | Family bathroom

Garage | Summerhouse | Garden shed

Pewsey 5 miles (Paddington 70 min), Great Bedwyn 5.5 miles (Paddington 70 min), Marlborough 6 miles,
Andover 15 miles (London Waterloo 70 minutes), Hungerford 10 miles (London Paddington 65 minutes)
(Distances and times are approximate)



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Situation

Three Jays is located on the outskirts of Burbage, a popular village at the eastern end of the Vale of Pewsey, within the North Wessex Downs Area of Outstanding Natural Beauty.

The village has a shop, post office, primary school, pub, doctor's surgery, village hall, cricket club and a very well-stocked petrol station.

Nearby Marlborough, with its twice-weekly market, vibrant café culture and a variety of popular boutiques, provides 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 Francis, Farleigh, St John's, Marlborough College, St Mary's Calne and Dauntseys.

For Sale Freehold

Three Jays was formerly three cottages, believed to date from 1815, with later additions and now provides extensive accommodation together with an indoor pool. The house is not Listed

The kitchen/dining area is well-equipped with a large island and bar area with sink.

There is a generously-sized drawing room with a corner fireplace. A useful study, a sitting room and a garden room complete the ground floor accommodation.



There is a cellar with full head height which offers potential for many different uses, currently set up as a gym.

To the first floor there are four bedrooms and three bathrooms. The principal bedroom has a vaulted ceiling and an adjoining bathroom with steam mist shower and jacuzzi bath, there is also a dressing room that could be used as a further bedroom.

Leading off the garden room is the indoor swimming pool which incorporates a changing room, shower and WC. There is a Recotherm pool ventilation and dehumidifying system installed.

Photovoltaic solar panels provide power to the property and benefit from a full rate Feed-in Tariff.

To the front of the house is a gravelled parking area with electric vehicle charging point.

To the south side of the house, leading off the indoor pool, is a large terrace with built-in brick barbecue providing a fantastic entertaining space.

A summerhouse is equipped with power and a log-burning stove.

In all 0.53 acre.

Services

Mains electricity, water and drainage.
Oil heating.

EPC Rating

Band D

Council Tax

Band G

Tenure

Freehold

Local Authority

Wiltshire Council: 0300 456 0100

Postcode

SN8 3AH

Viewing

Viewing by prior appointment only with the Agents.



**Approximate Area = 480.9 sq m / 5,176 sq ft
(Including Swimming Pool)**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars



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