



PEAR TREE COTTAGE  
STIBB GREEN  
BURBAGE

**BREARLEY & RICH**  
ESTATE AGENTS



## **Pear Tree Cottage, Stibb Green, Burbage, Wiltshire, SN8 3AS**

Marlborough approximately 6 Miles. M4 - J14 approximately 15 miles. Train services from either Hungerford approximately 9.5 miles. Great Bedwyn approximately 5.5 miles.

Located in a wonderful setting, this outstanding property has skilfully blended period charm with superbly designed contemporary living. Pear Tree Cottage is conveniently located within this thriving village and sits proudly in grounds that extend to 0.7 acre. Viewing is strongly advised in order to appreciate this stylish, beautifully presented and unusual home and garden.

**Hall \* Sitting room \* Kitchen/dining room \* Utility room \* Boot room \* Family room \* Snug \* Playroom/Study \* Cloakroom \* Master bedroom with en suite bathroom \* Three further bedrooms \* Shower room \* Double garage \* Stunning well-stocked garden with views towards Savernake Forest. \* Ample parking for several vehicles**



### **BURBAGE**

Burbage is a very popular village, situated on the southern edge of Savernake Forest to the south of Marlborough. Burbage offers plenty of amenities including: a well serviced petrol station/post office, village shop, Good Ofsted rated primary school which is part of the Excalibur Academy Trust, doctors surgery, public house and builder merchants. There is also a thriving cricket and tennis club. A more comprehensive range of shop and amenities can be found in the pretty market towns of Marlborough and Hungerford that are approximately 10 miles east or west. The area is surrounded by glorious countryside, the Kennet and Avon canal and plenty of excellent walking and bridleways are nearby.





### The Property

Approached via a five bar gate and gravel drive, this light and airy semi-detached thatched period cottage has been remodelled and vastly improved over the last two years. If you are looking for something different and are a fan of both modern and period property then Pear Tree Cottage is an excellent example of a clever blend of both. On the ground floor, there is a welcoming hallway with engineered oak flooring, masses of flexible living space and a major highlight being a fabulous well-appointed kitchen/dining room that has a wonderful herring bone floor and two roof lanterns to allow plenty of natural light. The property extends from a cosy period snug with an open fire, to a fantastic size modern sitting room and also has a playroom, family room, boot room and a spacious utility room with space for a washing machine, an upright fridge freezer. There is also a ground floor cloakroom. Two staircases access the bedrooms; one in the original cottage that accesses the very generous main bedroom that also has characterful exposed timbers and a spacious ensuite bathroom. The other staircase reaches three more very good size bedrooms and a superb shower room that serves all three.

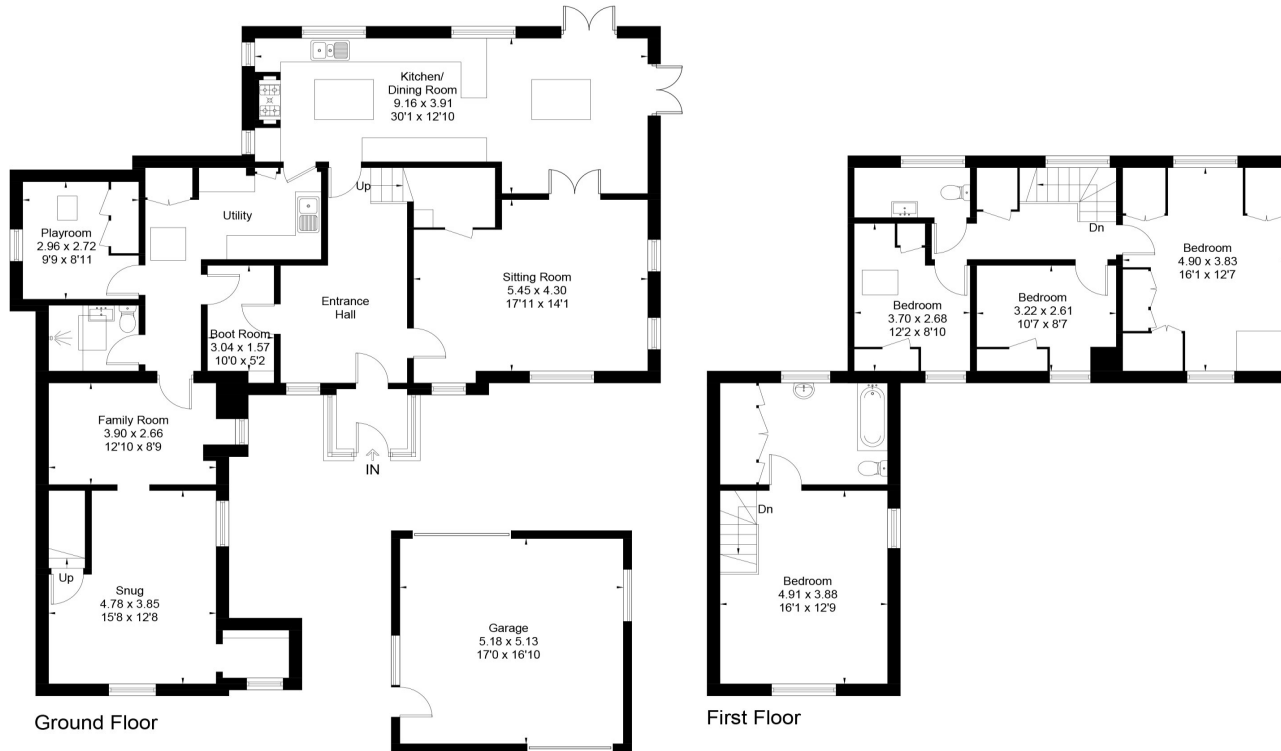
### Outside

Extending to 0.7 acre and planted with various plants, shrubs and fruit trees, this gorgeous well-stocked and enclosed garden is a huge feature of the property. To the rear the property backs onto predominantly arable land with far-reaching views to the historic Savernake Forest beyond. There is also a double size garage and ample off-road gravel driveway parking.



Mains Drainage and water. Oil heating  
Council tax band: F 2024/25 £3179.85

Approximate Floor Area = 221.0 sq m / 2379 sq ft  
Garage = 26.8 sq m / 288 sq ft  
Total = 247.8 sq m / 2667 sq ft



(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 #71261

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**01672 514820**  
www.brearleyandrich.co.uk  
1 London Road,  
Marlborough, Wiltshire, SN8 1PH