



**COBWEB COTTAGE,
212 HIGH STREET, BURBAGE**

BREARLEY & RICH
ESTATE AGENTS

COBWEB COTTAGE, 212 HIGH STREET, BURBAGE, MARLBOROUGH, WILTSHIRE, SN8 3AR

M4 (Junction 14) Approximately 15 miles. Rail link Hungerford, Great Bedwyn or Pewsey to London Paddington in approximately 1 hour.

Grade II Listed thatched period cottage of great charm and character in a High Street location within this thriving and well-loved village. The property has versatile accommodation over two floors, with a study/3rd bedroom on the ground floor that adjoins a superb wet-room.

* Entrance lobby * Sitting area with open fireplace * Dining area with well * Conservatory * Fully fitted kitchen * Utility room *
* Study/third bedroom * Wet room * Two first floor bedrooms * Bathroom *
* Ample off street parking * Beautiful rear garden * Single garage *



Burbage

Burbage is a very popular village, situated on the southern edge of Savernake Forest and offering plenty of amenities and clubs including football, tennis and cricket.

The village has a village shop, village hall, British Legion, primary school with nursery, petrol station with shop and post office, doctors surgery, public house and builders merchant. A more comprehensive range of shops and amenities can be found in the larger market towns of Marlborough and Hungerford approximately 6 miles north or 10 miles east respectively.



The Property

The side entrance hallway leads into an open plan sitting and dining room. The charming sitting area has a wealth of character with a brick open fire place with an oak mantle, exposed beams and windows to the front and side. The exposed beams continue through to the dining room, which has a fabulous feature, namely a well which is covered and softly lit allowing you to see the bottom. There is a window to the rear and the dining room presently has a table that comfortably seats six. The kitchen is fully fitted and has plenty of cupboard space as well as an eye-level cooker and five ring gas hob. Beyond the kitchen is a utility/lobby with a door giving side access. From the lobby is a fully-tiled wet room and beyond this a study, which would easily cater as a third bedroom when combined with the wet room. A very light and practical conservatory leads from the study/ third bedroom and overlooks the rear garden.

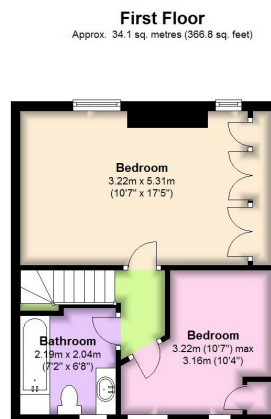
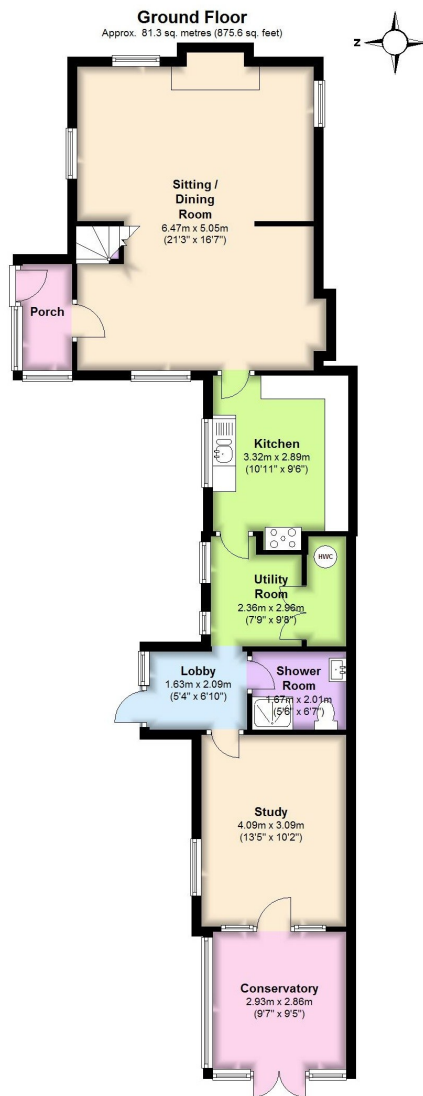
On the first floor there is a large master bedroom with plenty of wardrobes space, a second bedroom and a family bathroom.

Outside

The extensive and pretty rear garden is laid to lawn, with a raised border on one side and a brick pathway leading to the rear. The garden is stocked with a full range of mature plants and shrubs as well as three separate lawn areas. The side of the property is laid to gravel with ample parking leading to a single brick built garage with an electric door. There is also a large potting shed behind the garage.

Services

Mains water, electricity and drainage. LPG fired central heating. The roof was re-thatched in 2020/21. Council tax band: E.



Total area: approx. 115.4 sq. metres (1242.4 sq. feet)

This floor plan is for illustrative purposes only. Areas, measurements and distances given are approximate. Any prospective purchaser should satisfy themselves as to precise dimensions.
Plan produced using PlanUp.



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