



KIRKHAM HOUSE EASTCOURT
Burbage

BREARLEY & RICH
ESTATE AGENTS

KIRKHAM HOUSE, 40 EASTCOURT, BURBAGE, MARLBOROUGH, WILTSHIRE, SN8 3AG

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

**Beautifully presented and charming detached home located in the centre of this sought after village.
The property has spacious well-proportioned accommodation over three floors, plenty of parking to the front and pretty rear views over the village recreation ground to the rear and church green to the front.
Internal viewing is highly recommended**

* Spacious hall * Cloakroom * Sitting room * Open plan kitchen/dining room and informal seating area * Utility room

- Master bedroom with dressing room and en-suite shower room * Three further double bedrooms * Fifth bedroom/study * Family bathroom (with a separate bath and shower)
* Private southerly facing enclosed rear garden * Parking for several vehicles * Small garage/store * Underfloor heating on the ground floor



Burbage

Burbage is a very popular village, situated on the southern edge of Savernake Forest and offers plenty of amenities. The village has: a village shop, village hall, British Legion, primary school, petrol station with mini mart and post office facility, doctors surgery, public house and builders merchant. A more comprehensive range of shop and amenities can be found in the larger market towns of Marlborough and Hungerford approximately 10 miles north or east.



The Property

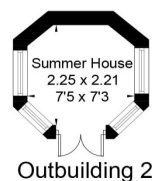
Kirkham House is an exceptional and individually designed village residence that sits very well in the centre of this much loved village. Constructed in 2015 by Forest View Homes. The property is an appealing blend of traditional architectural character and contemporary living. The property has pretty mellow brick elevations under a clay roof. The property offers proportionate accommodation over ground, first and second floor with spaces that connect seamlessly to create an elegant yet highly practical environment for both family life and entertaining. The heart of the home is undoubtedly the beautifully made oak kitchen, fitted with integrated AEG appliances, a steam oven and a Quooker tap. This impressive space complemented by limestone tiled flooring, engineered oak flooring and underfloor heating throughout the ground floor, creating a refined and comfortable setting. The sitting room is enhanced by a multi-fuel stove, providing an attractive focal point while adding character to the room. On the first floor there are three light, airy and generously proportioned bedrooms and single bedroom, which is currently utilised as an office. The second floor bedroom has a superb walk-in wardrobe and an en suite shower room beyond. There is also a spacious family bathroom on the first floor. Kirkham House is presented in excellent order and there is a notably high standard of finish and attention to detail that is evident throughout the property.

The private south facing rear garden is landscaped with a pretty natural stone laid terrace and scalloped lawn flanked by mature flower borders and shrubs. The front of the property can be accessed from both sides. There is also a pretty summerhouse with heating and light. The front garden is enclosed, has a five bar gate and plenty of parking. Finally, there is a single garage with useful ground floor (and loft space) storage rather than to house a car.

Services: Mains water and drainage. Electric underfloor heating to the ground floor. Oil fired central heating to first and second floors. Electric vehicle charger.



Approximate Floor Area = 174.2 sq m / 1875 sq ft
 Limited Use Area (S) = 11.0 sq m / 118 sq ft
 Garage = 7.3 sq m / 79 sq ft
 Outbuildings = 9.9 sq m / 107 sq ft
 Total = 202.4 sq m / 2179 sq ft

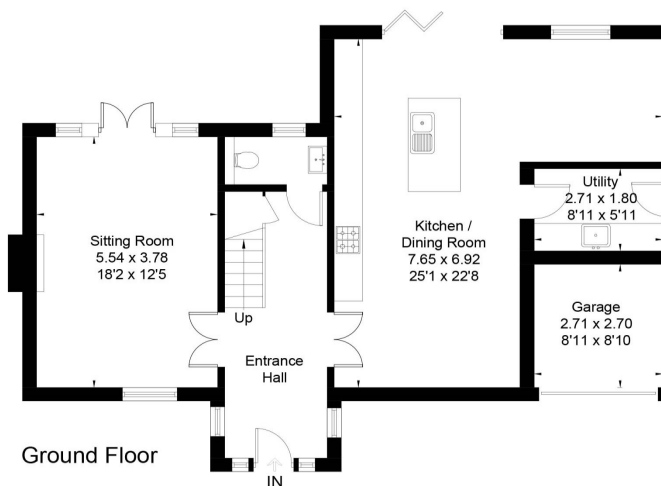


Outbuilding 2

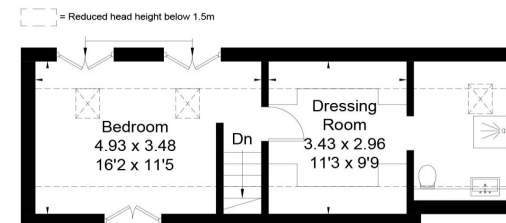


Outbuilding 1

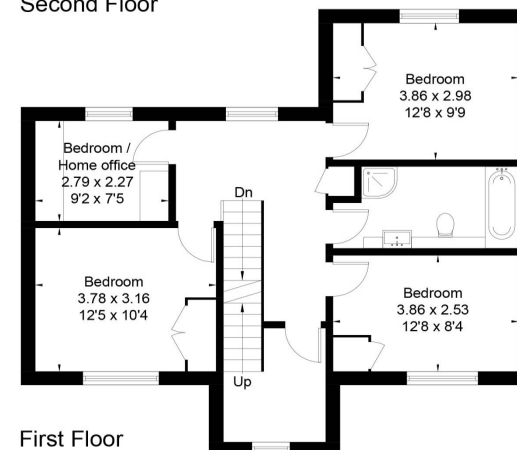
(Not Shown In Actual
Location / Orientation)



Ground Floor



Second Floor



First Floor



Drawn for illustration and identification purposes only by @fourwalls-group.com #114180

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

These particulars are not an offer or contract or part thereof. Their accuracy is not guaranteed. No statement made in them shall be relied on as a statement or representation of fact and we and the vendors have no responsibility for them. We and our employees have no authority to and do not make or give any representations or warranty concerning this property, any appliances mentioned or general services and any intending purchaser must rely upon an inspection of the property

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