

High Street, SN8
Approximate Gross Internal Area = 60.5 sq m / 652 sq ft



First Floor



Ground Floor

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.
Produced for Austin Hawk Ltd



Dormouse Cottage, Burbage

Guide Price £250,000 Freehold



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	72	74
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

- No Onward Chain
- Dual-Aspect Living Room
- Ground Floor Bathroom
- Second Double Bedroom
- Close to Numerous Amenities

- Tranquil Village Location
- Modern Kitchen/Dining Room
- Master Bedroom/Ensuite Shower Room
- Low-Maintenance Courtyard Garden
- Proximity to Transport Network

NOTE: These particulars are only intended as a guide to prospective purchasers with a view to taking up negotiations. They are not intended to be relied upon in any way for any purpose and accordingly neither their accuracy nor their continued availability is in any way guaranteed. They are furnished on the express understanding that neither the Agents nor the Vendors are under any liability or claim in respect of their contents. Any prospective purchaser must satisfy themselves by inspecting or otherwise as to the correctness of the particulars contained.

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Available to the property market with No Onward Chain, this is a rare opportunity to acquire a very attractive and typically charming, modernised period thatched property located on the tranquil High Street in the village of Burbage. The property offers all the period charm and character you might expect, balanced by modern living throughout. The well-presented accommodation comprises a good-sized, dual-aspect living room, a modern, light and airy kitchen/dining room, a ground floor bathroom, a master bedroom with an adjoining ensuite shower room and a second double bedroom. Outside, there is a practical, low-maintenance, west-facing courtyard-style garden with parking available alongside the property.

Steps lead up with gated access from the High Street to the side of the property with a path then traversing the rear of the property, facing the High Street, bordered by picket fencing. The solid wood front door is accessed from the courtyard garden, sheltered by the thatched overhang and brick walls which form a generous entrance porch, complete with brick-paved flooring. The front door opens directly into the living room with windows to both the front and the rear and stairs leading up to the first floor. There is a built-in understairs storage, recessed shelving plus a brick hearth and surround, housing an electric fire. A part-glazed internal timber door opens into a central lobby with a window to the rear and access to the ground floor bathroom and the kitchen/dining room. The kitchen, with windows to the front and one side, includes a modern range of eye and base level cupboards and drawers with worksurfaces over, an inset stainless steel sink, inset ceramic hob with a double oven/grill below, a freestanding washing machine and fridge freezer. On the first floor, a landing with a window to the rear has a vaulted ceiling and leads to the master bedroom with a side aspect. The master bedroom has built-in wardrobe storage and a built-in airing cupboard housing an unvented hot water cylinder. The adjoining ensuite features a recessed shower enclosure with a rainfall shower system plus a WC, vanity hand wash basin and a radiator. The second double bedroom also features built-in wardrobe storage.

The village of Burbage is located in north-east Wiltshire, just 6 miles south of the market town of Marlborough, separated from the town by an expanse of ancient woodland, namely Savernake Forest with the Kennett & Avon Canal just north of the village. The location has much to offer, particularly with its rural surroundings within not only the picturesque Vale of Pewsey but also the wider North Wessex Downs National Landscape. Burbage itself has numerous local amenities, including the White Hart, which is located just a few yards away from the property along the High Street. The village also has a primary school, a church, a GP surgery with a prescription service, a village hall, a recreation ground, a convenience store. The location serves commuters well with two nearby mainline railway stations. Pewsey (5 miles to the west) and Great Bedwyn (4 miles to the east) are both on the Paddington line into London, with road users served by the M4 to the north of Marlborough and the A303 to the south. The property can be found on the High Street, now a tranquil residential road thanks to the opening of the A346 bypass in 1991.

The property is Freehold. Mains drainage, water and electricity are connected. Central heating to radiators.

