



**142 HIGH STREET
BURBAGE SN8 3AB**

BREARLEY & RICH
ESTATE AGENTS

142 HIGH STREET, BURBAGE, MARLBOROUGH, WILTSHIRE, SN8 3AB

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

**Charming and beautifully presented thatch cottage with the rare benefit of having a studio room above the double garage.
The property has well proportioned accommodation and also a wonderful large west facing garden.**

- * Central village location * Entrance porch (with underfloor heating) Superb sitting room with fireplace housing an electric wood burner * Kitchen/Breakfast room *
- * Oak framed orangery (with underfloor heating) * Ground floor shower room * Stunning main bedroom * Two further bedrooms * Family bathroom *
- * Detached double garage with a studio room with external staircase above * Beautiful long west facing garden - in all 0.3 acres * NO CHAIN *



Burbage

Burbage is a very popular village, situated on the southern edge of Savernake Forest and offers plenty of amenities. The village offers the following amenities: village shop, primary school, combined petrol station, post office and shop, village hall, church, doctors surgery, building supplies and a public house. There is also a very active cricket club, Scout pack and a bus service connecting Burbage to Hungerford, Marlborough and Swindon. A more comprehensive range of shops and amenities can be found in the larger market towns of Marlborough 5/6 miles and Hungerford approximately 10 miles north or east. The Kennet and Avon canal also runs by on the northern edge of the village.



The Property

The property is an elevated position in the High Street which gives a feeling of privacy. This beautiful cottage has a plethora of character features with plenty of exposed timbers while also offering lots of natural light and comfortable ceiling heights. An enclosed porch, with under floor heating, leads to a hallway which then leads to a spacious sitting room that has a recessed fireplace with an electric wood burning effect stove. The sitting room continues to a gorgeous oak framed, orangery style conservatory, also with underfloor heating and from here offers a super vantage point to enjoy the garden. The kitchen/breakfast room is fully fitted with classic farmhouse kitchen oak style units giving plenty of cupboard space. There is also a ground floor shower room. On the first floor there are three light and airy bedrooms, with a large main bedroom and two other bedrooms that are doubles in size. Finally, there is a modern bathroom suite.

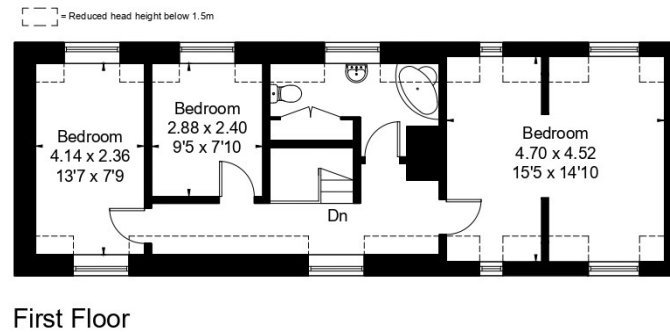
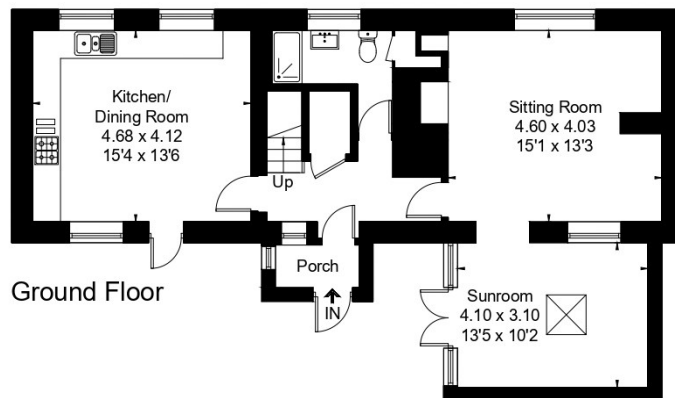
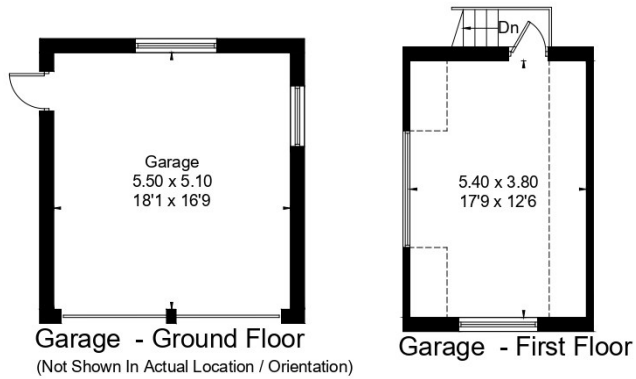
Outside

To the front of the property there is driveway that gently rises and leads to plenty of parking as well as a beautiful thatched roof double garage. Above the garage is spacious a studio room that would make an ideal office or hobby space or perhaps an occasional guest room. The pretty west facing garden is mainly laid to lawn, with plenty of mature trees and shrubs and as well as fruit trees and a patio terrace and a pond. This area of the garden is an ideal and tranquil place for dining outside. There is also a greenhouse and a shed. The garden extends to approximately 0.3 acres and backs onto fields.

Notes

Mains water drainage and electricity. Oil fired central heating. Council Tax Band 'E'. £2216.44. 2026/27.

Approximate Floor Area = 129.6 sq m / 1395 sq ft
 Garages = 49.1 sq m / 528 sq ft
 Total = 178.7 sq m / 1923 sq ft



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 #108824

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	74 C
39-54	E		
21-38	F		
1-20	G		



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