



**THE OLD BAKERY, 1 HIGH STREET  
BURBAGE**

**BREARLEY & RICH**  
ESTATE AGENTS

## **The Old Bakery, 1 High Street, Burbage, Marlborough, Wiltshire, SN8 3AF**

M4 (Junction 14) Approximately 13 miles. Rail link via Hungerford, Great Bedwyn or Pewsey to London Paddington in approximately 1 hour.

**A rare opportunity to renovate and update an unlisted detached character house with annex and substantial outbuildings. The property occupies a lovely large plot of approximately 0.68 acres within the conservation area of the village of Burbage with views over fields to the rear.**

\*Detached 4/5 bedroom house with 2 bath/shower rooms, 4 reception rooms, kitchen/dining room and utility room \*  
\* 1 bedroom annex with sitting room, kitchen and shower room \* Large garage \* Car port \* Workshops \* Stables \*  
\* Parking \* Large garden \* Dis-used outdoor swimming pool \* Countryside views \* No onward chain \*



### **Location**

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 shop, village hall, British Legion, primary school with nursery, petrol station with shop and post office, a highly regarded 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**

A character period detached house offering enormous scope for renovation and updating or even replacement/development of site subject to planning. The property is not listed, but is within the village conservation area and the Wessex Downs Area of Outstanding Natural Beauty. The main house offers four excellent reception rooms and a live in kitchen/dining room. There are four/five bedrooms, two bath/shower rooms, a utility room and a useful rear lobby/boot room. The house benefits from character throughout with exposed beams and open fireplaces and features a flexible layout with bedrooms in the original house and within the extension to the rear.

The annex is across the courtyard and offers a large living room, bedroom, kitchen and shower room., all in need of refurbishment/renovation.

### **Outside**

Double gates from the High Street lead in to a large courtyard around which the house, annex, garaging, stables and workshops can be found. To the rear of the house there is a disused swimming pool with adjacent pool house. There is an orchard area and vegetable plot and lovely distant views over fields to the east and south.

### **Services**

Mains water, drainage and electricity are believed to be connected. Oil fired central heating—not operational. Electricity and water currently turned off.

**Tenure** Freehold.

**Council tax band** G



