



**14-16 HIGH STREET
BURBAGE**

BREARLEY & RICH
ESTATE AGENTS

14-16 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 find a 3 bedroom semi detached house with a detached 1 bedroom cottage on the same plot, offering potential for multi generational living, excellent work from home space or potential income. The house and cottage are in need of renovation/updating and are in a private and elevated position in Burbage High Street.

*16 High Street—semi detached 3 bedroom house with sitting room, dining room, kitchen, lean to utility, cloak room and bathroom *

* 14 High Street—detached 1 bedroom cottage with bathroom, sitting room and kitchen/dining room *

* Both in need of renovation/updating * Parking * Large garden * 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 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

An attractive 3 bed semi detached house believed to date to the 19th century and a 1960s detached 1 bed cottage located within the conservation area of this popular village. The house benefits from a lovely sitting room with inglenook style fireplace and a dining room with a woodburning stove. The kitchen is to the rear of the house and is vaulted with good ceiling height. To the rear of the kitchen there is a lean to utility room and a downstairs cloakroom. Upstairs, a landing with wide original floor boards leads to three good bedrooms, the front two have views over the high street and the fields beyond. There is also a bathroom on the first floor.

The cottage is to the rear of the house and provides light accommodation with a large sitting room, kitchen/dining , double bedroom and large bathroom. The house and cottage require updating and renovation to suit individual requirements.

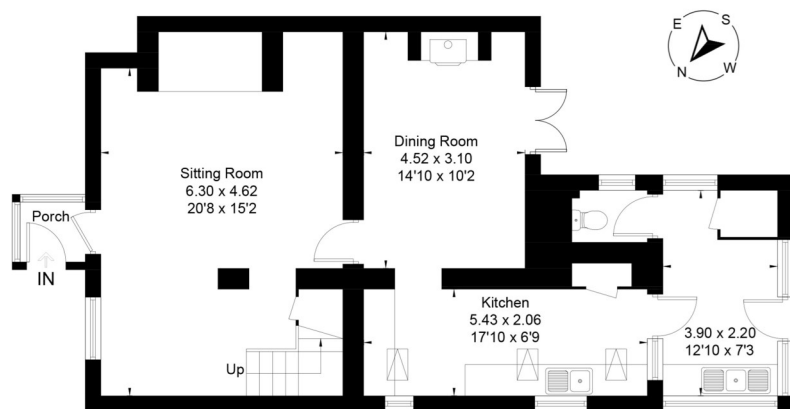
Outside

To the front of the property there is a layby for parking and a sloping drive leading up to a generous parking area. The cottage is located directly behind the house and beyond the cottage there is a large covered car port. Beyond this there is a lawned garden and a pond.

Services

Mains water, drainage and electricity. No central heating in operation in either property.

Tenure Freehold. **Council tax** Band: F — TBC.



Ground Floor



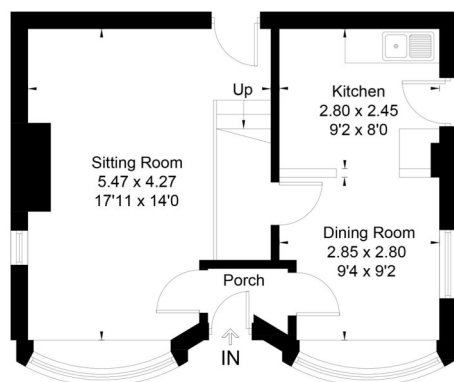
First Floor

Approximate Floor Area = 129.7 sq m / 1396 sq ft

HOUSE

= Reduced head height below 1.5m

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

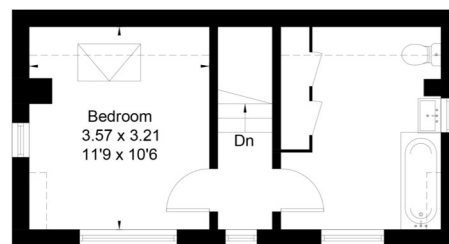


Ground Floor

(Not Shown In Actual Location / Orientation)

Approximate Floor Area = 64.5 sq m / 694 sq ft

COTTAGE



First Floor

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



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