



5 STIBB GREEN
BURBAGE

BREARLEY & RICH
ESTATE AGENTS

5 STIBB GREEN, BURBAGE SN8 3AE

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

A pretty and well maintained Grade II Listed period country cottage, located opposite Stibb Green in Burbage. The property retains a character feel with exposed ceiling and wall timbers and the thatch roof was re-laid in autumn 2022. Burbage is a conveniently situated village surrounded by idyllic countryside and is close to Savernake forest, the Kennet and Avon canal and lovely walks, riding, etc.

- * Sitting room * Kitchen/breakfast room * Stylish ground floor bathroom * Large double bedroom ***
- * Study or occasional bedroom ***
- * Southerly facing private front garden * Parking * Electric heating ***



Burbage

Burbage is a very popular village, situated on the southern edge of Savernake Forest and offering plenty of amenities. The village has a village shop, builder merchants, Ofsted 'Good' rated primary school, a village hall, new petrol station/shop and post office, an excellent doctors surgery and a public house. The village is also very social and sporting, with various clubs and a branch of the Royal British Legion. A more comprehensive range of shops and amenities can be found in the larger market towns of Marlborough 6 miles and Hungerford 10 miles north or east.

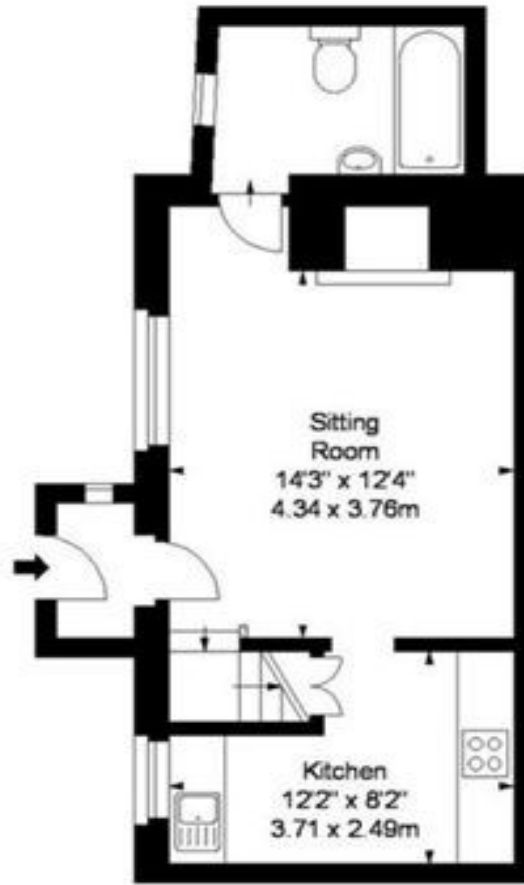


THE PROPERTY

5 Stibb Green is located just off the green itself, but is set back from the main road. A porch leads into the sitting room. The sitting room has a window over looking the garden, a recessed chimney place with multi-fuel burning stove, engineered oak flooring and exposed wall and ceiling timbers. An open doorway leads into the well designed kitchen/ breakfast room that has a range of matching wall and base units, with solid wood work surfaces. Oak flooring is also laid in the kitchen and there is an integrated Neff electric oven, grill and induction hob, Bosch dishwasher and space and plumbing for a washing machine. Stairs lead from the sitting room to the first floor where there is a very generous main bedroom with good built-in wardrobe space and an occasional second single bedroom that currently works well as a study. The family bathroom is located the ground floor and comprises a contemporary white suite.

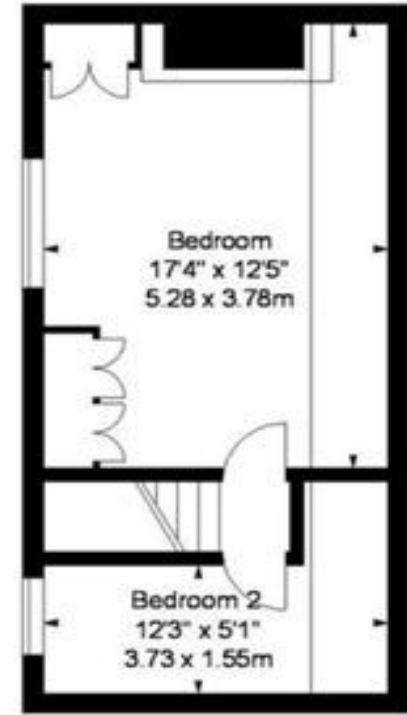
OUTSIDE

The property is approached via a five bar gate that leads to a gravelled area with parking for two cars. The garden is to the front of the property only, but has a sunny southerly aspect and is laid predominantly to lawn intersected by a gravelled pathway to the front door. There is also an outside tap and a spacious shed.



Ground Floor

Stibb Green,
Burbage,
Approx. Gross Internal Area
710 Sq Ft - 65.96 Sq M



First Floor

Measured in accordance with RICS guidelines
This floor plan is for illustrative purposes only and is not to scale.
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