



THE OLD NURSERY  
135-137 HIGH STREET, BURBAGE

**BREARLEY & RICH**  
ESTATE AGENTS

# **THE OLD NURSERY, 135-137 HIGH STREET, BURBAGE, MARLBOROUGH, WILTSHIRE, SN8 3AA**

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

**A quintessential detached Grade II Listed thatched cottage dating back to the 16th century in the heart of the popular village of Burbage. Rich in period charm and character, this home boasts a wealth of original architectural features, including exposed beams and inglenook fireplaces.**

**This generous yet cosy property is ideal for anyone seeking the idyllic country lifestyle.**

- \* Central village location \* Entrance hall \* Sitting room \* Dining room \* Second sitting room/snug \* Kitchen/Breakfast room \*
- \* Utility/cloak room \* 4 bedrooms \* 2 Bath/shower rooms \* Excellent guest accommodation/potential annexe with separate garden \*
- \* Large gravelled parking area \* Beautiful mature gardens of 0.21 acres \*



## **Burbage**

Burbage is a very popular village situated on the southern edge of Savernake Forest, and within the North Wessex Downs National Landscapes. Much of the High Street consists of pretty period cottages and forms a conservation area. The village offers plenty of amenities including a village shop, primary school, combined petrol station, post office and shop, village hall, church, doctors surgery, builders merchants and a public house. There is also a very active British Legion, a cricket club, a scout pack and a bus service connecting Burbage to Hungerford, Marlborough and Swindon. The village is within catchment of St John's Academy secondary school in Marlborough. A 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**

From the porch, the front door leads in to a light and welcoming entrance hall with tiled floor and staircase to the first floor. To the right of the hall there is a sitting room with wood burning stove and French doors opening on to the south facing terrace. To the left of the hall the farmhouse style kitchen has space for a range cooker and includes a useful pantry and a stable door leading to the garden. Leading from the kitchen there is a generous utility/cloakroom room. Beyond the kitchen, the double aspect dining room features an inglenook and tiled floor. Taking the main stairs up from the entrance hall there are three bedrooms and a family bathroom. All of the bedrooms benefit from large fitted wardrobes and storage.

At the end of the house and accessed either from the dining room or a stable door from the garden, there is self contained guest accommodation with a sitting room/snug, shower room and a staircase to a bedroom above. This area also has its own private garden and gate to the rear, allowing separate living if required.

### **Outside**

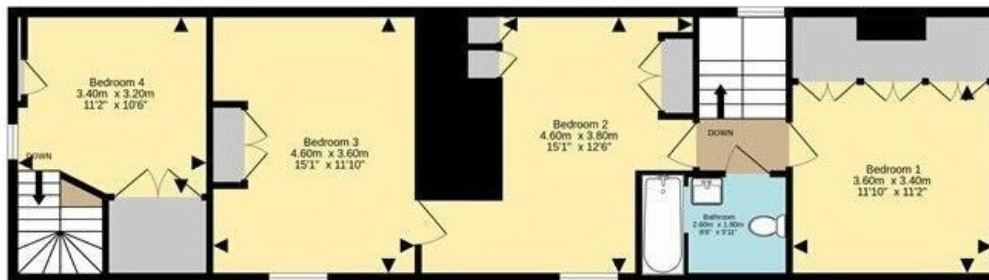
The property occupies a private and elevated position with a large plot. A lane to the side of the house leads to a generous gravelled parking area to the rear, with gates in to the back garden. The garden wraps around to the East and South and boasts a number of spots for alfresco dining and a wide variety of mature trees, shrubs and flowers. There is a shed, greenhouse and summerhouse.

**Services** Mains water, drainage and electricity. Oil fired central heating. Council Tax Band F. Thatch re-ridged in 2023.

Ground Floor  
78.9 sq.m. (850 sq.ft.) approx.



1st Floor  
73.9 sq.m. (796 sq.ft.) approx.



TOTAL FLOOR AREA : 152.9 sq.m. (1645 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             | 55 D    | 70 C      |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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