



**Quintessentially English!**  
£595,000

**Winkworth**





HIGH STREET, BURBAGE, SN8 3AA



3 3 2 3

**Charming Two bedroom cottage with a self contained spacious one bedroom Annex with private access and parking, Studio office, Car port with workshops.**

Well cottage is a quintessential English grade 11 listed thatched cottage nestled into the village, slightly elevated and set back from the road. Accessed at the front by steps or via a driveway to the rear.

Bursting with character, light and with good ceiling height, stepping inside you will find the cosy living room which features a traditional inglenook fireplace, now fitted with a woodburning effect stove, blending historic charm with modern comfort." A delightful cottage kitchen/breakfast room featuring exposed beams, wooden cabinetry and a cosy, homely feel—perfect for everyday family life." Off the kitchen is a useful room with pantry style cupboard and integrated fridge/freezer, this leads into a modern shower room. Beyond the living room is a superb large boot room perfect for drying off dogs, storing outdoor equipment and managing the essentials of country life which leads to the back garden.



Upstairs there are two double bedrooms, the principal bedroom has a dressing room with sleek built in wardrobes and units and feels spacious, the second bedroom also benefits from good storage.





The old telephone exchange has been converted to a Self-contained annex with its own driveway access and private parking and garden. Offering flexible accommodation this could work for multi-generational living, guest accommodation, carer or nanny accommodation or short/long term rental accommodation/Air B&B. Refurbished this year to a good standard, open plan living/dining and kitchen area, including cooker and hob and under counter fridge, shower room, large cupboard with storage and double bedroom with patio doors to the garden.

Connected to all mains water and drainage, electric and Oil central heating with underfloor heating. Wired Wifi.

The cottage gardens offer a large front lawn with original working well and mature hedging feeling very private, to the rear there are two beautifully designed paved terraced areas for outside dining. Going up a few steps to the pond, there are raised beds, fruit trees and a wood clad studio with decking area and lighting. The studio offers a good space with wired WIFI making a calm working space or could be further living accommodation. The low-level picket fencing takes you out to the car port with two large workshops at the rear and access to the Annex.

The owner has commissioned extensive drawings with outlined planning advice received to extend the cottage to offer a larger kitchen/dining area and then subsequently offering a third bedroom, to add a porch to the Annex and a new garage design. These are available to view on request.







#### At a Glance:

- Grade 11 listed thatch in village location
- Living room
- Boot room
- Kitchen/dining
- Pantry style cupboard space
- Modern shower room
- Two double bedrooms with storage
- Annex, with kitchen, living, bathroom and bedroom, driveway, parking and garden
- Studio Office
- Cottage gardens
- Car port, extra parking with workshops
- Pre planning discussions held with WCC for extensions

#### Services:

Main House - Mains Water and drainage, Electric heating and LPG gas fired stove.

Annex – Oil fired underfloor heating and combi for hot water.

EPC:Exempt

Council Tax:C





Burbage is on the edge of an Area of Outstanding Natural Beauty on the borders of the Savernake Forest. The village has excellent local facilities including a primary school, Petrol Station with shop and post office, public house, a doctor's surgery and Farm Shop.

The larger market town of Marlborough is some 6 miles away which offers more extensive shopping facilities as well as a variety of bars, restaurants, coffee shops and boutiques. Several schools including St Francis, Dauntseys, St John's and Marlborough College are all within easy reach.

Communications are excellent with the M4 motorway (J14-13 miles, J15-16 miles), Great Bedwyn and Pewsey stations linking with London Paddington about 1 hour. The larger centres of Swindon and Newbury are within easy driving distance of about 30 minutes.





## High Street, Burbage, Marlborough, SN8

Approximate Area = 956 sq ft / 88.8 sq m

Limited Use Area(s) = 36 sq ft / 3.3 sq m

Annexe = 391 sq ft / 36.3 sq m

Outbuildings = 473 sq ft / 43.9 sq m (excludes carport)

Total = 1856 sq ft / 172.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n:checom 2025.

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