



Lea Cottage, Stibb Green
Burbage, Marlborough, Wiltshire SN8 3AE

An imaginatively extended and well-presented period village cottage with a large garden, separate office and garage.

Location

Stibb Green is a small hamlet adjoining the larger village of Burbage which is situated on the southern edge of the historic Savernake Forest in an "area of outstanding natural beauty". The market town of Marlborough lies about 5 miles to the north, with Hungerford to the east and Pewsey to the west. These popular towns offer an extensive range of facilities with a large number of specialist shops, pubs and restaurants. The major commercial centres of Newbury, Andover, Salisbury and Swindon are within easy reach. The village has many amenities including a Post Office, village shop, doctor's surgery, a primary school, petrol station with 24hr minimart, DIY store/builder merchants and a public house.

Transport connections are excellent, with both the M3 and M4 motorways within easy reach

and mainline railway services to London Paddington from Great Bedwyn (journey time 1hr 13m), and Pewsey (journey time 1hr 8m).

There is a very well-regarded primary School in the village complimented by Pinewood, Farley, Cheam and St Francis, Pewsey prep schools and St Johns Marlborough, St Mary's Calne, Dauntseys, and Marlborough College.

This mid terraced cottage lies in the centre of the hamlet opposite the green with a west facing garden within easy walking distance of the open countryside.

Description

Lea Cottage, is arranged over two floors and was built of brick elevations under a thatched roof (re-thatched in 2014). The accommodation extends to some XXX sq ft

has been beautifully designed to give a cosy Sitting Room with log burner and an amazing open plan kitchen with a Lantern Roof Light giving a great feel of space. There are two well-presented Double Bedrooms. In addition, there is a separate recently built office ideal for working from home or subject to the relevant consents indeed other uses. There are many period features such as beamed walls and ceilings with modern touches such as partial underfloor heating, double glazing and inset downlighters.

The **Porch** with a tiled floor has space for coats and leads to the **Sitting Room** which is carpeted with a beamed ceiling and a log burner in the inglenook style fire place. The open plan **Kitchen/Dining Room** has been recently added and boasts a large lantern roof light making it an especially bright and airy room with a space for dining table and

Bi-fold doors out onto the terrace. The floor is engineered wood with under floor heating. There is a range of wall and floor units including a central island and with quartz work surfaces, a Belfast ceramic sink a built-in fridge, dishwasher and freezer. There is space for an electric oven with fitted extractor above. To one side is the **Bathroom** with ceramic tiled wood effect flooring, a roll top slipper bath, a built-in shower cubicle and hand basin. There is a cupboard with space for a washer and a separate drier.

Upstairs is a landing with a cupboard containing the hot water tank, a generous **Master Bedroom** with exposed polished floor boards and views over the green. There is another **Double Bedroom** with exposed polished floor boards and a built-in double bed.





Outside

Bi-fold doors lead from the Kitchen/Dining Room to the paved terrace, ideal for entertaining, with brick retaining walls and steps leading up to the garden which is laid to lawn with well stocked borders and a number of trees including a Magnolia, Apple and Pear. There is a recently built contemporary styled timber **Office** ideal for working from home. To the end of the garden is a timber shed and raised vegetable beds.

To one side of the cottages is a drive to a brick built **Garage**.

Tenure

Freehold

Services

Mains water, drainage, electricity and partial under floor heating.

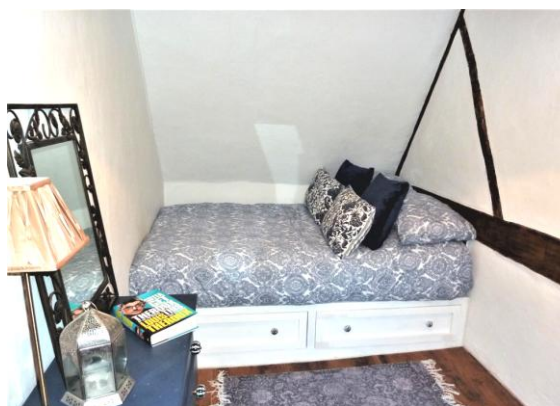
Epc E45

Council tax

Band

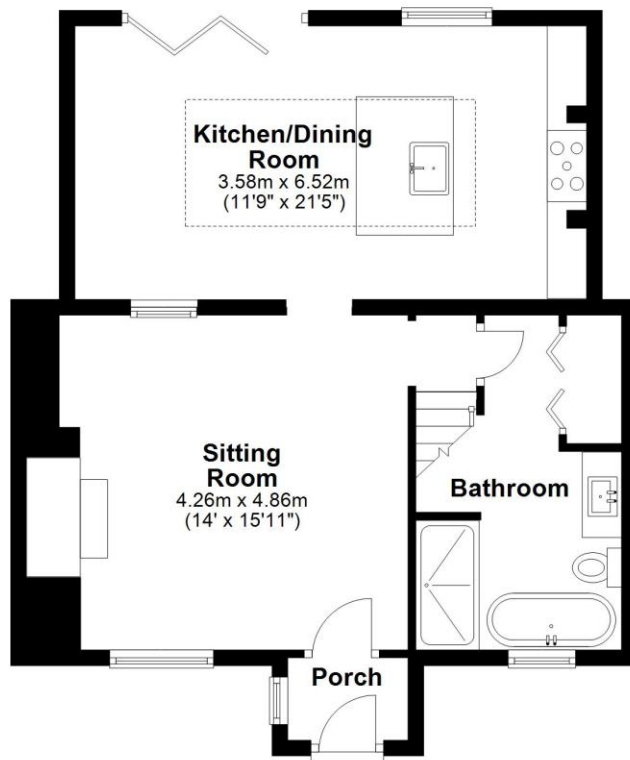
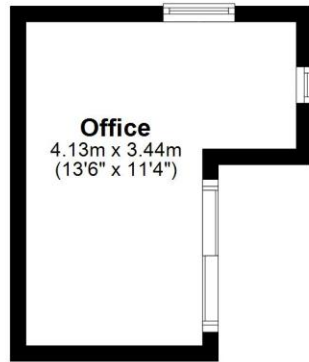
Local Authority

Wiltshire Council, County Hall, Trowbridge, Wiltshire BA14 8JN, Tel: 01225 713000



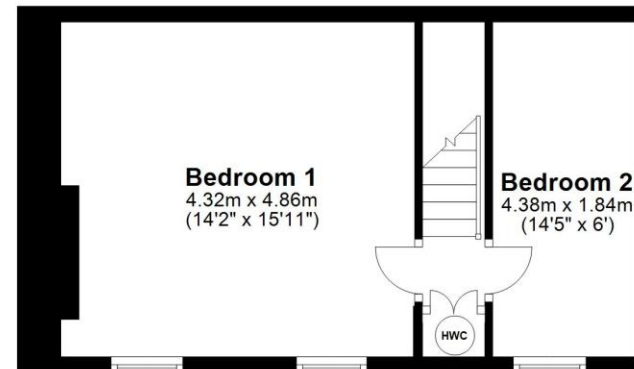
Ground Floor

Approx. 69.3 sq. metres (746.0 sq. feet)



First Floor

Approx. 32.8 sq. metres (353.2 sq. feet)



Total area: approx. 102.1 sq. metres (1099.2 sq. feet)



Address: LEE COTTAGE, 2 TRIANGLE AROUND THE GREEN, STIBB...
 RRN: 5639-7127-6000-0575-4206

Energy Rating		
Most energy efficient - lower running costs	CURRENT	POTENTIAL
(92 plus) A		
(81 - 91) B		
(69 - 80) C		
(55 - 68) D		
(39 - 54) E	45	51
(21 - 38) F		

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