



**BURBAGE,  
MARLBOROUGH**

**Carter Jonas**

**HAREBELL COTTAGE, 129 HIGH STREET,  
BURBAGE, MARLBOROUGH, WILTSHIRE,  
SN8 3AA**

**AN IMPRESSIVE THREE BEDROOM DETACHED PROPERTY LOCATED IN THE HEART  
OF THE VILLAGE, WITH A CHARMING GARDEN AND TRIPLE CAR GARAGE.**

**KEY FEATURES**

- o Grade II Listed
- o 3 bedrooms
- o 2 bathrooms
- o Bursting with character throughout
- o Beautifully maintained garden
- o Ample driveway parking
- o Oak-framed triple garage with conversion potential (STPP)
- o Highly sought-after village
- o Walking distance of village amenities
- o Catchment area for St. John's Academy in Marlborough



**SITUATION**

Harebell Cottage is ideally located within the village of Burbage, conveniently positioned to make the most of all the village has to offer. Burbage itself 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 nursery school, well regarded primary school, shop, a public house, doctor's surgery, and a petrol station with post office. It is within the catchment area of St. John's Academy in Marlborough with bus connections to the town. Marlborough is approximately 6 miles away and offers an extensive array of shopping facilities as well as a variety of bars, restaurants, coffee shops and a boutique cinema. Rail stations to London Paddington are from either Pewsey or Great Bedwyn (about 5 miles and 3 miles respectively). J14 of the M4 is about 12 miles to the northeast. Woodborough and St Francis prep school within easy reach.

## DESCRIPTION

Harebell Cottage is a sublime Grade II listed detached cottage situated centrally in the popular village of Burbage. The property, believed to date from the late 17th century, offers beautifully presented accommodation and showcases an abundance of original features including exposed beams, an impressive inglenook fireplace, and historic features including carvings, engraved windows and floorboards.

A welcoming porch opens into the entrance hall, laid with brick flooring, which leads through to a spacious dual-aspect sitting room featuring a generous inglenook fireplace with a woodburning stove. A striking oak door leads into the characterful dining room, a delightful area with panelled walls, exposed beams, and an open fireplace, which flows naturally into the kitchen.

The kitchen is a bright, triple-aspect room with views out over the garden and is equipped with a good selection of fitted units along with integrated appliances. The boot room, accessed off the dining room, is the perfect place for muddy boots and dirty paws.

Upstairs, the principal bedroom benefits from a beautiful ensuite shower room. There are two further double bedrooms which are served by well-appointed downstairs bathroom - an impressive and stylish room featuring a fabulous freestanding bath and a modern, powerful, rainfall, walk in shower.

## OUTSIDE

The property benefits from generous driveway parking and a bespoke, fully oak framed and oak clad triple garage, part of which has been thoughtfully converted into a charming pottery studio. This versatile space offers a wealth of possibilities, including use as a home office, hobbies room, or the creation of a separate annexe (subject to the necessary consents). An EV charging point has been installed also. Behind the garage is a large workshop/shed, with a greenhouse located towards the rear of the garden.

The gardens at Harebell Cottage are a real feature of this property. The garden is beautifully maintained and landscaped, offering a variety of distinct areas from which to enjoy the peaceful surroundings. The current owners have invested great care and attention into creating an inviting outdoor space, with a wonderful mix of trees, shrubs, and flowering plants that provide year-round interest. The house sits in just under 0.25 acres in all.

## SERVICES & MATERIAL INFORMATION

- Freehold
- Grade II Listed
- Mains water, mains drainage, Oil Fired Central Heating.
- Council tax band: E
- Energy efficiency rating: Listed / Exempt
- Internet & Mobile: Further information on availability and speeds can be found on the Ofcom website.

**GUIDE PRICE** £685,000 subject to contract

**VIEWING ARRANGEMENTS:** By appointment with the Marlborough Office





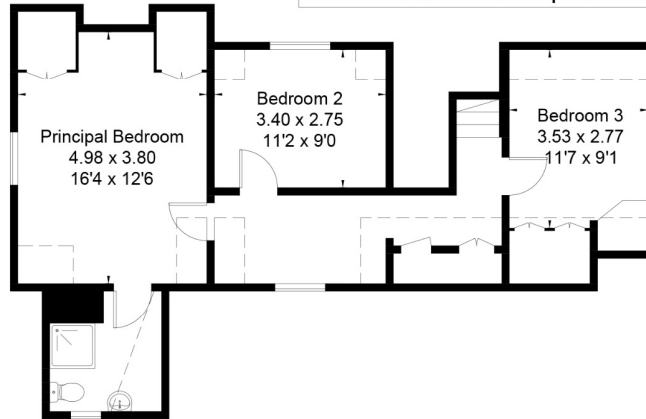
Classification L2 - Business Data



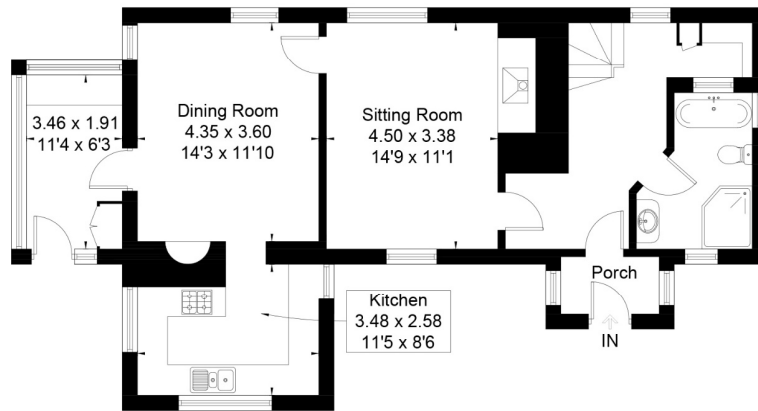
High Street, Burbage Marlborough, SN8  
 Approximate Area = 1462 sq ft / 135.8 sq m  
 Garage = 497 sq ft / 46.2 sq m  
 Outbuilding = 175 sq ft / 16.3 sq m  
 Total = 2134 sq ft / 198.3 sq m



= Reduced head height below 1.5m



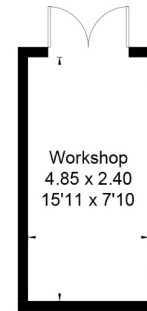
First Floor



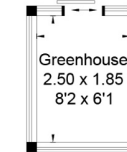
Ground Floor



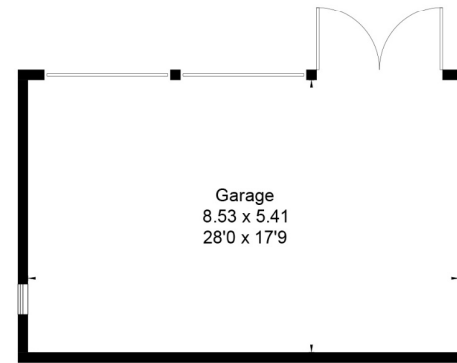
(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #105927

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