



WESTCOURT,  
BURBAGE

Carter Jonas

# FOLLY COTTAGE, WESTCOURT, BURBAGE, WILTSHIRE, SN8 3BN

## AMENITIES

- Detached
- No onward chain
- Three Bedrooms
- Not Listed
- Large Garden (c0.75 acres in all)
- Village location
- Potential to extend (STPP)

## SITUATION

Folly Cottage is well located in 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

Located on Westcourt on the edge of the village of Burbage, Folly Cottage is an unlisted three-bedroom property under a thatch roof.

The house is now in need of full restoration throughout but at just under 1600 square feet, already has a great footprint and is sat on a large plot of c0.75 acres.

The property offers the incoming purchaser the opportunity to restore and extend the current shell or alternatively create a brand-new home (subject to obtaining the necessary consents).

## OUTSIDE

Accessed via a shared driveway, the property sits on a plot of c0.75 acres. Given the size of the plot, there is ample space to create a parking area with garaging (STPP) and still be left with plenty of space for formal gardens.

The garden is all laid to lawn with a great selection of mature trees and shrubs, offering a blank canvas to create something truly special.

**A THREE BEDROOM DETACHED COTTAGE LOCATED ON THE EDGE OF BURBAGE, OFFERING A HUGE AMOUNT OF POTENTIAL (STPP).**



**GUIDE PRICE:** £500,000 (Subject to Contract)

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

**AGENTS NOTE:** Due to the condition of the property, all due care & attention should be adhered to at all times. Certain areas of the property will not be accessible during viewings.



Classification L2 - Business Data

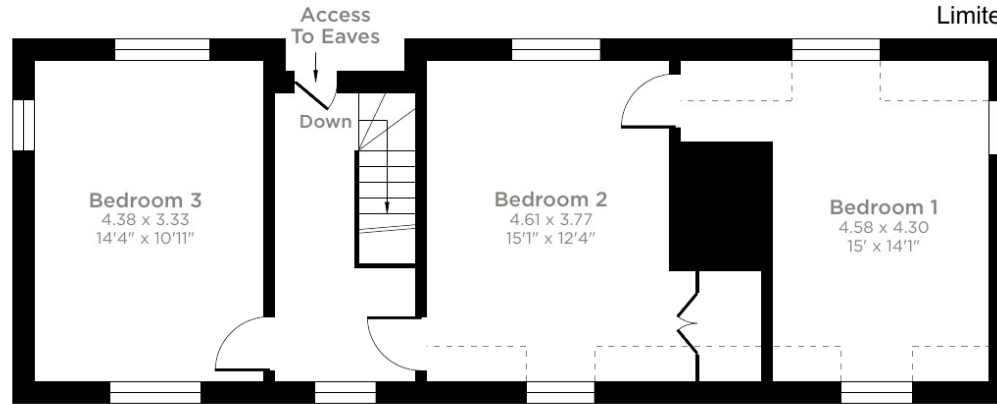
# Westcourt, Burbage, Marlborough, SN8

Approximate Area = 1540 sq ft / 143 sq m

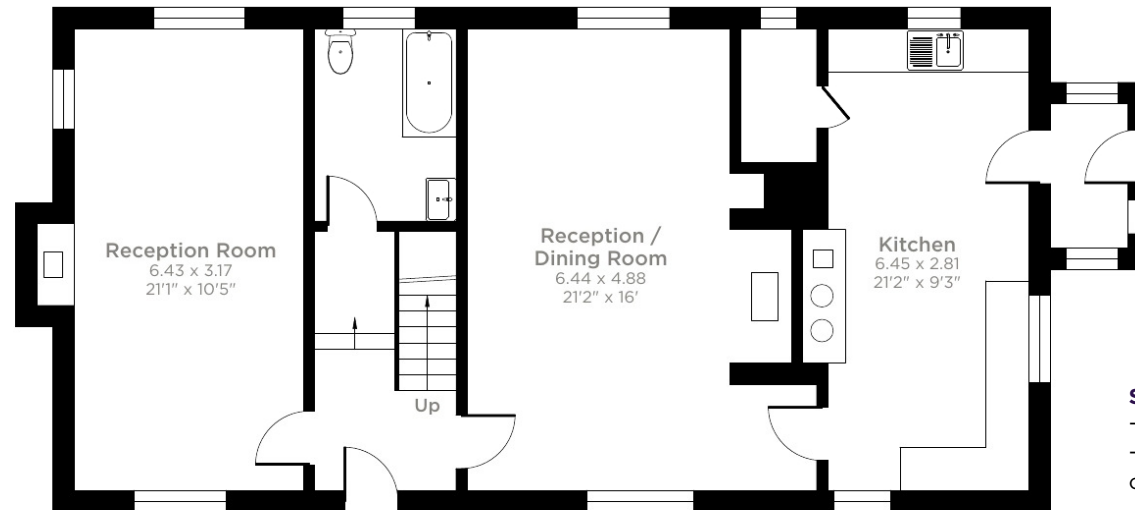
Limited Use Area(s) = 49 sq ft / 4.5 sq m

Total = 1589 sq ft / 147.5 sq m

For identification only - Not to scale



First Floor



Ground Floor

Denotes restricted head height

## SERVICES AND MATERIAL INFORMATION

- Freehold
- Mains water, mains drainage, oil fired central heating.
- Council tax band: F
- Energy efficiency rating: F
- Broadband and mobile coverage. Please refer to Ofcom website for more details



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©ntchecom 2026. Produced for Carter Jonas. REF: 1395275

**Marlborough 01672 514 916**  
93 High Street, Marlborough, SN8 1HD

**carterjonas.co.uk**  
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