



A family house with annex and gardens

Guide Price £995,000



Marlborough SN8 3BX

Main House



The Property

Amber Cottage offers flexible and versatile accommodation arranged over two floors with the benefit of a one-bedroom annex above the quadruple garage.

The property is accessed via a large and welcoming reception hall which leads to the principal reception rooms. The kitchen breakfast room is light with doors to the garden and is well fitted with a good range of cupboards and work surfaces and benefits from an oil-fired Aga.

Both the dining room and sitting room have a wealth of character with exposed timber and open fireplace. The more recent addition of the conservatory provides further reception room space and enjoys a fine outlook over the gardens.

On the first floor there are four bedrooms, two of which enjoy ensuite bathroom facilities. All the rooms have large windows and enjoy a fine outlook.



At a glance:

- Entrance hall
- Kitchen/Breakfast Room
- Dining Room
- Sitting room
- Conservatory
- Pantry
- Utility
- Cloakroom
- Four Bedrooms
- Two ensuite bathrooms
- Bathroom



Outbuildings

Workshop/store

Two Double attached garages (quadruple garaging), with plenty of storage and inspection pits with power and lighting.



Annex



1 1

In addition to the main house the annex provides self-contained accommodation located above the garaging.

Location

Surrounded by beautiful countryside 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, Londis shop, post office, public house and a doctor's surgery.

The nearby larger market town of Marlborough, a market town in the heart of Wiltshire which enjoys a cafe culture and vibrant High Street. There is a Waitrose supermarket and Rick Stein restaurant with coffee shops and a good mix of national brands and independent retailers. It enjoys regular markets in the High Street which is one of the widest in the UK and there are a variety of culture and social events such as music, art and literature festivals. A recent addition to the town is the parade cinema, The town features a literary festival and the well-known Marlborough College Summer School. The surrounding countryside includes the Savernake Forest and West Woods at Lockeridge and provides for a multitude of outdoor sports and hobbies. Marlborough has excellent schooling with St Johns Academy close by and is also home to the renowned private school Marlborough College. There are two golf courses nearby, a tennis club, leisure centre and gyms in town with numerous other sporting and recreational facilities nearby.

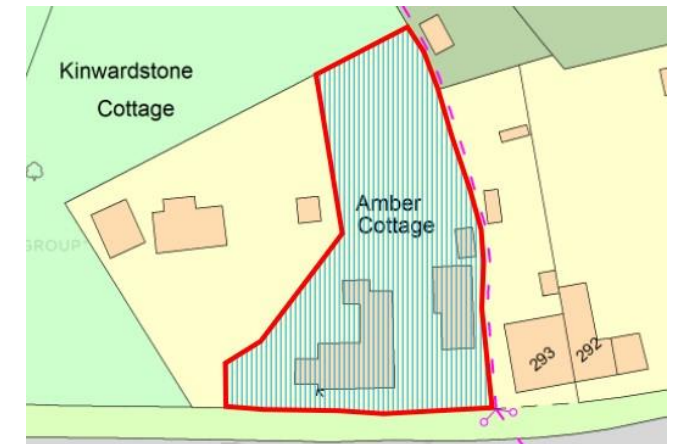




The Gardens and grounds (0.4 acre)

The house is approached off the Grafton Road onto a gravelled drive with plenty of off-street parking leading to the quadruple garage and annex.

The gardens are well kept and are mostly laid to lawn with an abundance of flora and fauna, formal bedding and flower borders, dispersed trees, al fresco dining, and sundowner area.





Extensive shopping facilities are available in the nearby market town of Marlborough, which boasts one of the widest High Streets in the country and enjoys a café culture ambience. It offers a wide range of shops and facilities with a Waitrose supermarket and a Rick Stein restaurant.



Communications are first class with easy access to the A4 and M4 (Junction 14 about 16 miles distant and Junction 15 14 miles) providing fast access to London and the motorway network (M3 and M5).



Regular train service to **London Paddington** from Pewsey (from 67 minutes), Great Bedwyn (from 64 minutes), Hungerford (from 58 minutes), Swindon (from 47 minutes) and **London Waterloo** from Pewsey (94 minutes) and Andover (from 75 minutes).



International airports at Gatwick, Heathrow, Bristol and Southampton.



Microlight, Gyrocopter, and light aircraft flying and training at Clench Common airfield.



Golf at Marlborough golf club and Ogbourne Down golf club. Further sporting facilities and clubs include tennis, cricket, running, cycling, rugby, hockey, fishing, and clay shooting.



Racing at Newbury, Bath, Cheltenham and Ascot and Polo at Tidworth Park.



Cinema in Marlborough and Theatres at Newbury, Bath, and Bristol.



Numerous footpaths and bridle ways and canal tow paths on the nearby open countryside, many of which fall within an Area of Outstanding Natural Beauty.



Numerous Historic monuments and Heritage sites including Avebury, Silbury Hill and Stonehenge.



Sailing can be found on numerous places on the south coast. There is a wide choice of nursery, primary and secondary schools, both state and private in the area including Marlborough College, St John's Academy, Dauntsey's and St. Francis.

General

Services:

Main House - Mains water, electricity, private drainage. Oil fired Aga.

Annex - Mains water, electricity, private drainage. Electric heating

Tenure: Freehold

Local Authority: Wiltshire Council: 0300 456 0100

EPC Band: D

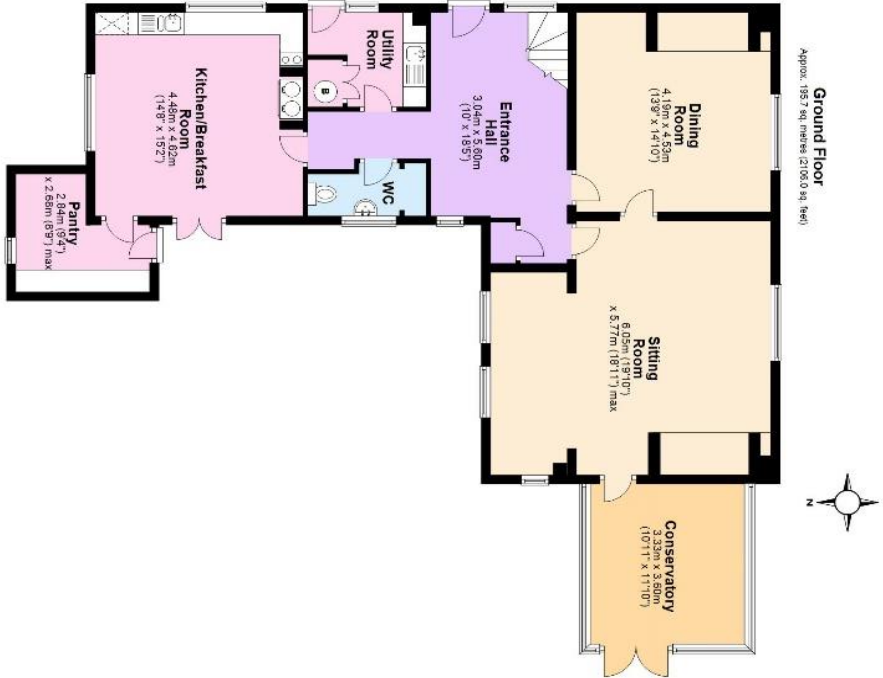
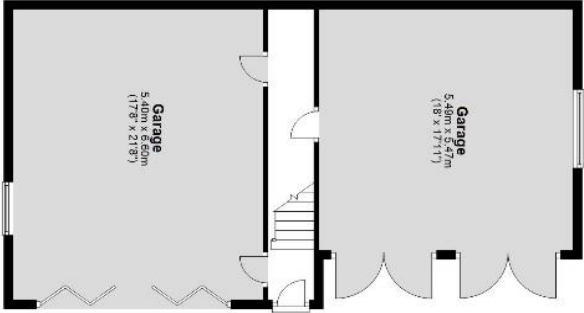
Council Tax Band: <https://www.wiltshire.gov.uk/article/7069/Council-tax-bandsand-Charges>

Broadband and mobile coverage. <https://checker.ofcom.org.uk/>

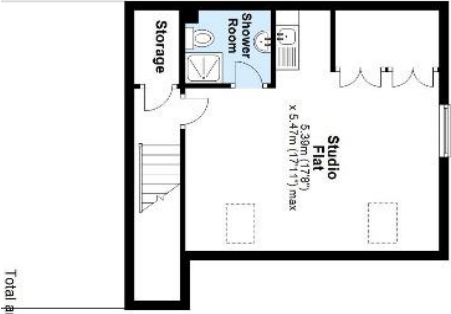
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Directions: <https://what3words.com/profiled.mend.echo>

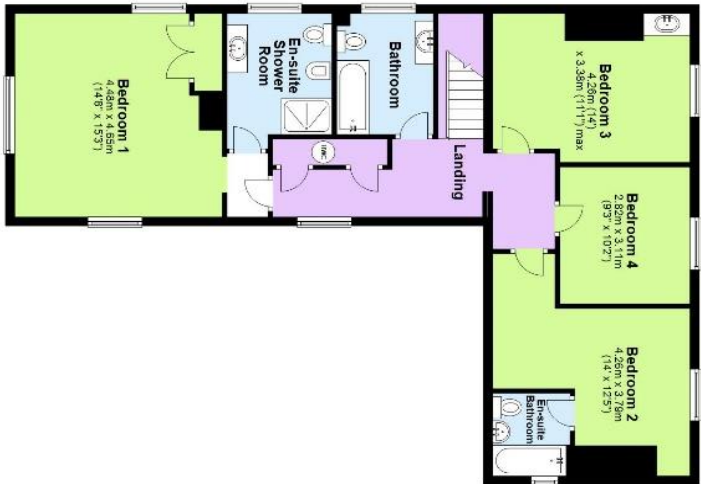




Ground Floor
Approx. 195.7 sq. metres (2106.0 sq. feet)



Total area: approx. 325.2 sq. metres (3500.3 sq. feet)



First Floor
Approx. 129.9 sq. metres (1394.9 sq. feet)

Energy Efficiency Rating	
Current	Potential
Current: E	Potential: B

EPC Rating: A (92-100) Green, B (81-91) Yellow, C (69-80) Orange, D (55-68) Red-Orange, E (39-54) Red, F (21-38) Dark Red, G (1-20) Black.

Marking scheme: A (92-100) Green, B (81-91) Yellow, C (69-80) Orange, D (55-68) Red-Orange, E (39-54) Red, F (21-38) Dark Red, G (1-20) Black.

England, Scotland & Wales
 EU Directive 2002/91/EC

