



**STIBB GREEN,
BURBAGE**

Carter Jonas

WINDMILL VIEW, 17 STIBB GREEN, BURBAGE, MARLBOROUGH, WILTSHIRE, SN8 3AE

ENJOYING FABULOUS VIEWS, THIS IS A STYLISH PERIOD HOUSE SITUATED IN AN IDYLIC POSITION ON THE EDGE OF THE VILLAGE.

KEY FEATURES

- Overlooking Village Green
- Character Property
- Grade II Listed
- Three Bedrooms
- Two Reception Rooms
- Large, private garden
- Views towards Wilton Windmill
- Detached Garage and Studio
- Driveway Parking



SITUATION

Windmill View is located on the edge of the village of Burbage, which 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.

DESCRIPTION

Windmill View is a Grade II Listed former Crown Estate property built in the 19th century, beautifully presented and enjoying an abundance of charm throughout.

The porch opens to the dining hall with original timber flooring and an exposed brick fireplace with wood burning stove. It is a fantastic room and perfectly set up for family meals and entertaining. Doors lead from the dining hall through to the kitchen, which has a good range of fitted units and is located at the rear of the property leading to the utility room, downstairs cloakroom and stable doors opening out on to the private garden.

The sitting room, with a working fireplace and exposed timbers, offers great proportions whilst also retaining a cosy, cottage feel.

The upstairs accommodation is well laid out, with three double bedrooms and the cleverly designed family bathroom. Two of the bedrooms benefit from built-in wardrobes and the bathroom enjoys a modern and stylish feel, with a freestanding bath and separate shower.

OUTSIDE

The cottage sits back from the road, with a pretty lawned cottage garden to the front of the property leading up to the front porch.

The driveway offers ample parking for numerous cars with further parking (or storage) available in the garage. The double garage has been split in two to create a home office on one side, with stairs leading up to the first floor which is currently used as storage. This offers great scope to convert into further accommodation, subject to obtaining the necessary consents.

A particular feature of this delightful property is the generous and private rear garden, which backs onto beautiful rolling countryside. A terrace is accessed off the kitchen, one of a number of great spots in this garden to enjoy the peace and tranquillity of this stunning rural location.

The garden is unusually generous and laid predominantly to lawn, flanked by a mixture of close board fencing and mature hedging. There are number of mature trees and shrubs throughout both gardens which leads all the way to the far end, where you get to make the most of the glorious views over toward Wilton Windmill.

SERVICES & MATERIAL INFORMATION

- Freehold
- Grade II Listed
- Mains water, mains drainage. Oil fired central heating.
- Council tax band: D
- Energy efficiency rating: E
- Broadband and mobile coverage. Please refer to <https://checker.ofcom.org.uk/>

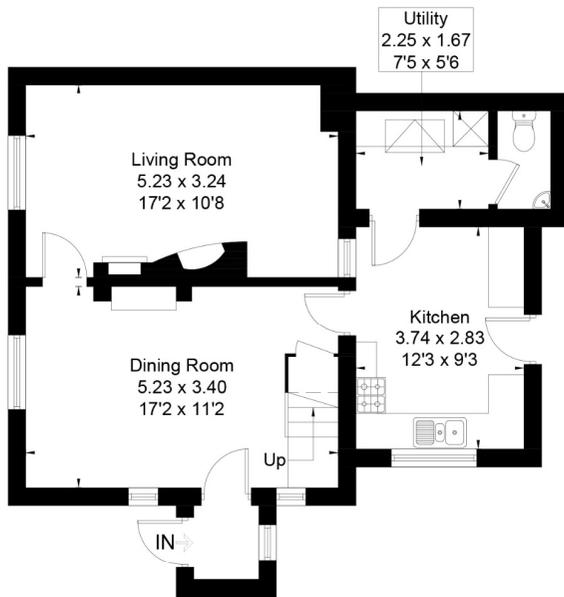
GUIDE PRICE £645,000 subject to contract

VIEWING ARRANGEMENTS: By appointment with the Marlborough Office

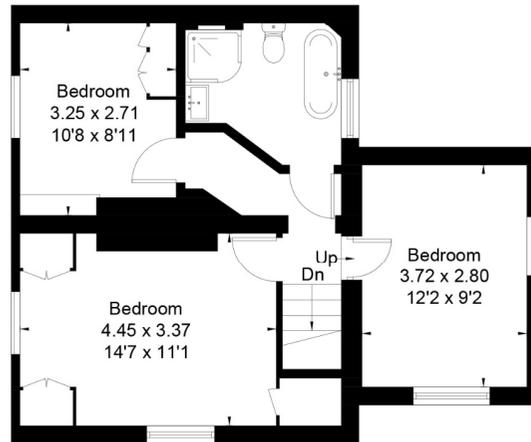




17 Stibb Green, Burbage Marlborough, SN8 3AE
 Approximate Area = 1135 sq ft / 105.5 sq m
 Outbuilding = 670 sq ft / 62.3 sq m
 Total = 1805 sq ft / 167.8 sq m

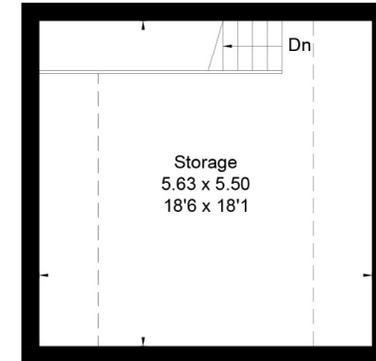


Ground Floor

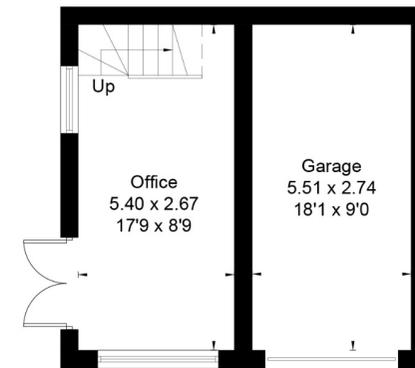


First Floor

= Reduced head height below 1.5m



Outbuilding - First Floor



Outbuilding - Ground Floor
 (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 #84730

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Classification L2 - Business Data