



## Grey Goose Cottage

Burbage, Wilts SN8 3AF

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Guide Price £550,000

Freehold

Grade II-listed

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*A delightful three-bedroom thatched cottage, in the heart of a popular village*

**INTRODUCTION**

The Grade II-listed Grey Goose Cottage has everything one could wish for in a period home. The thatched roof, exposed timber frame and roof beams, and the impressive inglenook fireplace with log-burning stove all contribute to the sense of history that pervades this lovely old building.

**Key Features**

- ◆ *Charming thatched property in central village location*
- ◆ *Three bedrooms*
- ◆ *Sitting room with inglenook fireplace and log-burner*
- ◆ *Kitchen with range cooker*
- ◆ *Family bathroom*
- ◆ *Planning consent for additional downstairs bathroom*
- ◆ *Many period features*
- ◆ *Terraced garden with pond*
- ◆ *Off-road parking for at least two vehicles*
- ◆ *Close to local amenities*
- ◆ *Excellent transport links*





## THE PROPERTY

This charming Grade-II-listed property dates back to 1642. Of timber frame structure with external lime render and thatched roof above, Grey Goose Cottage still retains much of its original appearance, with the interior displaying a host of period features, with exposed timbers throughout.

The accommodation comprises:

### *On the Ground Floor -*

Entry to the property is via the conservatory to the rear of the house, which leads into the Dining room. To the left is a modern and very stylish bathroom and to the right, a door giving access to the log store. Planning consent has been obtained to convert the log store into a luxurious new bathroom, and the existing bathroom to a new and practical utility room.

From the dining room an opening to the left leads into a bright and well-equipped kitchen, featuring a range cooker with induction hob, and well-organised arrangement of cottage-style fitted units. The original bread oven has been retained as a further very useful storage area.

A short, winding staircase leads from the dining room up to Bedrooms 2 and 3.

To the right of the dining room is the spacious sitting room with impressive inglenook fireplace with log-burning stove, and a lovely bay window with window seat giving views to the front of the property. In the corner of the room, a short staircase leads up to Bedroom 1.

### *On the First Floor -*

Upstairs are three lovely bedrooms. Bedroom 1 is reached by the staircase from the sitting room, while Bedrooms 2 and 3 are accessible from the staircase from the dining room.







## OUTSIDE

The property occupies an elevated position beside the High Street, and has the benefit of a gravelled parking area to the side, suitable for two or three vehicles. To the rear of the house is a gravelled yard area enclosed by a panel fence, with log store (for which planning consent has been obtained for conversion into a luxurious bathroom), a pond and garden shed. The west-facing garden then rises in a series of terraces, with steps leading up to a further secluded area at the top, with lawn and raised beds, enclosed by a hedge and high panel fence. The whole extends to approximately 1/10 of an acre.



Ground Floor  
69.9 sq.m. (752 sq.ft.) approx.



1st Floor  
47.4 sq.m. (510 sq.ft.) approx.



David Harwood EPCs

TOTAL FLOOR AREA : 117.3 sq.m. (1263 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## LOCATION

Burbage is a very popular village some 6 miles south of Marlborough and 20 miles west of Newbury, in the much sought-after Vale of Pewsey. Benefitting from the A346 by-pass it has a very peaceful high street that now sees only local traffic, yet access to the wider main road and motorway network is only minutes away. There are good local bus services to Marlborough, Hungerford and Swindon, as well as rail connections from Pewsey(5.3m) and Great Bedwyn (5.6m) from which latter there are regular services to London Paddington (journey time approximately 1 hr). The village is a thriving and active community, with a pub, post office and convenience store, an excellent GP surgery, and petrol station. It also has a well-regarded primary school (OFSTED rated Good), while a range of independent schools are also in easy reach.

Thus, Burbage has a healthy mix of young families and older residents, which contributes to its homely and welcoming feel. Surrounded by the magnificent countryside of the Vale of Pewsey, the Kennett and Avon canal and nearby Savernake Forest, and , Burbage also offers multiple opportunities to walk, cycle and ride – or float. It has something to offer for everyone.







## ACCOMMODATION

### *Ground Floor*

Sitting Room: 5.20 x 4.40 m (17'1" x 14'5" ft)

Dining Room: 5.80 x 2.80 m (19'0" x 9'7" ft)

Kitchen: 4.40 x 2.80 m (14'5" x 9'2" ft)

Bath Room: 2.80 x 1.40 m (11'10" x 7'10" ft)

Conservatory: 3.60 x 2.40 m (11'10" x 7'10" ft)

Log Store: 5.60 x 1.00 m (18'4" x 3'3" ft)

### *First Floor*

Bedroom 1: 4.80 x 4.00 m (15'9" x 13'1" ft)

Bedroom 2: 3.80 x 2.80 m (12'6" x 9'2" ft)

Bedroom 3: 4.60 x 2.80 m (15'1" x 9'2" ft)

Total Internal Area: 117.30 m<sup>2</sup> (1,263 ft<sup>2</sup>)

Garden: 0.10 Acres (389 m<sup>2</sup> /4,187 ft<sup>2</sup>). West facing.

## SERVICES

Mains water, drainage, electric central heating.

## CONSTRUCTION

Timber frame with roughcast lime render over, thatched roof. Semi-detached.  
Listed Building Grade II. List Entry Number: 1035918

## LOCAL AUTHORITY

Wiltshire Council, Council Tax Band C

## ENERGY PERFORMANCE CERTIFICATE

Exempt

## BROADBAND AVAILABILITY

Sky Superfast 35 Broadband - 25.5 - 28.3 Mbs download speed

## FLOOD RISK

None

## COVENANTS

There is a covenant pertaining to the property. Further details may be obtained from the agents.

## PLANNING CONSENTS

Listed building consent has been obtained to convert the log store into an additional bathroom, replace existing corrugated sheet lean-to roofs with natural slate, and remove existing conservatory to create new entrance porch, new timber painted windows and erect a picket fence and gate to the rear of the property. (PL/2022/03104 ).

## VIEWING ARRANGEMENTS

To arrange a viewing please contact Humberts Oxford on 01865 306 630 or email [Oxford@humberts.com](mailto:Oxford@humberts.com).



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