



**TASKERS LANE
BURBAGE**

Carter Jonas

CORNER COTTAGE, 22 TASKERS LANE, BURBAGE, MARLBOROUGH, WILTSHIRE, SN8 3TQ

**A GRADE II LISTED, TWO BEDROOM SEMI-DETACHED COTTAGE WELL LOCATED IN
THE VILLAGE OF BURBAGE.**

AMENITIES

- Grade II Listed
- Semi-detached
- Kitchen
- Sitting room
- Downstairs bathroom
- Two bedrooms
- Large garden
- Garage and driveway parking

SITUATION

Corner Cottage is located in the desirable village of Burbage which borders Savernake Forest, an area of outstanding natural beauty offering fantastic walking and riding opportunities. The village has excellent local facilities including a nursery school, primary school, a public house, a doctor's surgery and a 24-hour garage with shop and post office. Burbage is within the catchment of St. John's School in Marlborough with bus connections. The larger market town of Marlborough is some 6 miles away which offers more extensive shopping facilities as well as a variety of bars, restaurants, coffee shops and boutiques. London Paddington can be reached in an hour via direct services from Hungerford, Great Bedwyn and Pewsey.

DESCRIPTION

Well located in the village of Burbage and set within a large corner plot, this is a charming Grade II listed two-bedroom semi-detached cottage of brick elevations under a thatched roof and relieved by paned timber casement windows.

The property would now benefit from updating throughout but offers well-proportioned accommodation over two floors. On the ground floor, there is a spacious sitting room and kitchen, with a tiled floor and ample floor and wall mounted units. The utility room is located off the kitchen and this, in turn, provides access to the bathroom.

Upstairs there are two bedrooms, both of which overlook the garden. The larger of the two bedrooms enjoys a wonderful, vaulted ceiling and a generous storage cupboard.

OUTSIDE

The property benefits from a private driveway accessed off Eastcourt, leading to an old garage and a number of old outbuildings and sheds. The house enjoys a sizeable and mature garden, which is mainly laid to lawn with a variety of trees and shrubs. There is a brick paved patio area offering the perfect spot for alfresco dining in the warmer months.



SERVICES AND MATERIAL INFORMATION

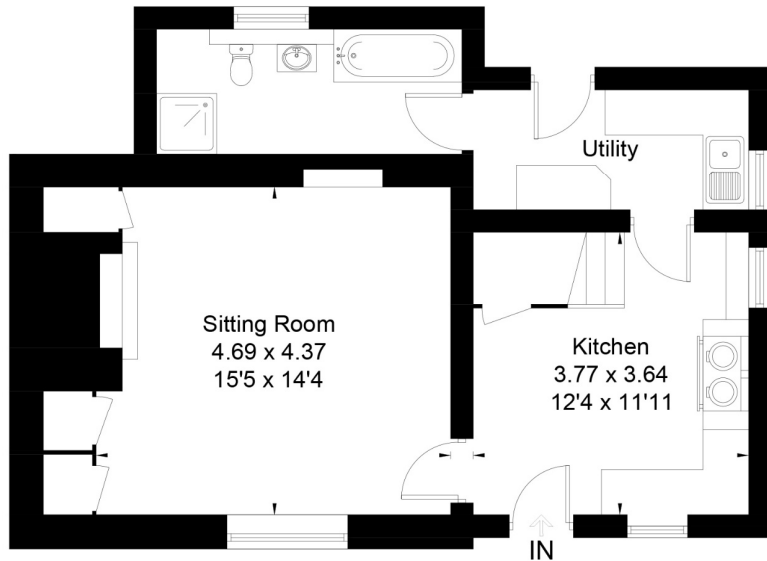
- Freehold
- Grade II Listed
- Mains water, electricity and drainage.
- Being sold with Possessory Title
- Council tax band: E - <https://www.wiltshire.gov.uk/article/7069/Council-tax-bands-and-charges>
- Energy efficiency rating: Listed / exempt
- Broadband and mobile coverage. Please refer to <https://checker.ofcom.org.uk/>

GUIDE PRICE: £350,000 (Subject to Contract)

VIEWING ARRANGEMENTS: By appointment with the Marlborough Office

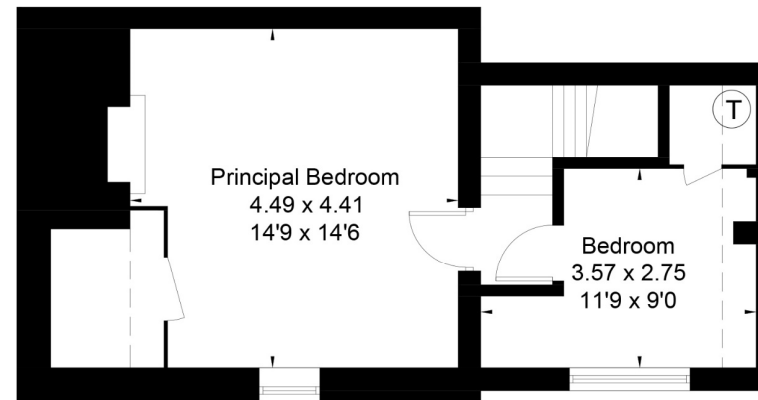


Taskers Lane, Burbage Burbage, Marlborough, SN8
Approximate Area = 979 sq ft / 91.0 sq m



Ground Floor

[] = Reduced head height below 1.5m



First Floor



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 #65198

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IMPORTANT INFORMATION

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Classification L2 - Business Data