



**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

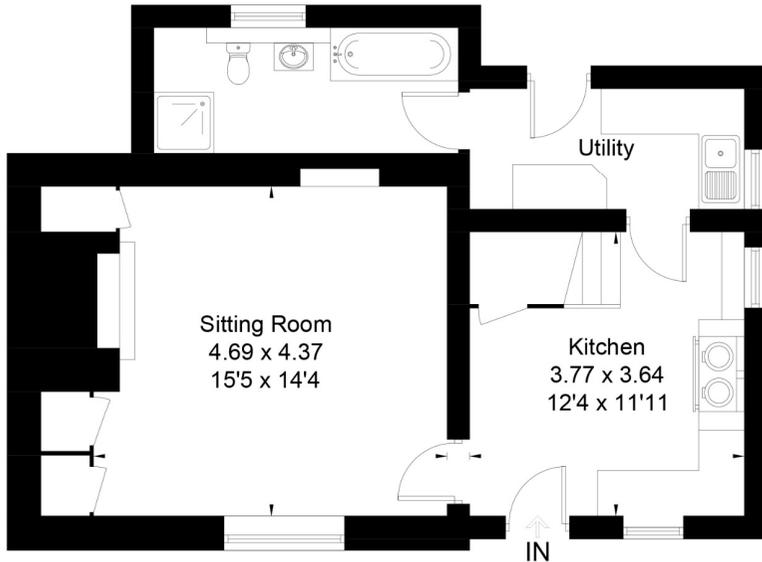
- Freehold
- Grade II Listed
- Mains water, electricity and drainage.
- Being sold with Possessory Title
- Council tax band: E - <https://www.wiltshire.gov.uk/article/7069/Council-tax-bands-and-charges>
- Energy efficiency rating: Listed / exempt
- Broadband and mobile coverage. Please refer to <https://checker.ofcom.org.uk/>

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

VIEWING ARRANGEMENTS: By appointment with the Marlborough Office

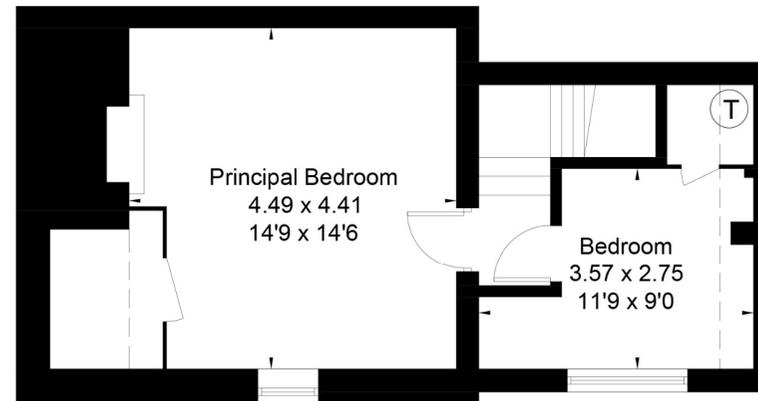


Taskers Lane, Burbage Burbage, Marlborough, SN8
Approximate Area = 979 sq ft / 91.0 sq m



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

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

carterjonas.co.uk
Offices throughout the UK

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.