



**The Old Malthouse, Burbage,
Marlborough, Wiltshire SN8 3AA**

A stunning conversion of a period malthouse to create unique contemporary living space

*A popular Wiltshire village close to Marlborough, Savernake Forest, Salisbury Plain and the Kennet and Avon Canal *Beautifully converted light, bright and airy accommodation using oak, travertine and slate flooring. *Sitting room, Large Kitchen/Breakfast room, Utility Room, three Bedrooms and two Bathrooms *Private lawned gardens, drive, parking and a separate double garage

Location

Burbage is situated on the southern edge of the historic Savernake Forest in an "Area of Outstanding Natural Beauty". The market town of Marlborough lies about 7 miles to the north, with Hungerford to the east and Pewsey to the west. These popular towns offer an extensive range of facilities with a large number of specialist shops, pubs and restaurants. The major commercial centres of Newbury, Andover, Salisbury and Swindon are within easy reach. The village has many amenities including a Post Office, doctor's surgery, a popular primary school, petrol station with 24hr minimart, DIY store/builder merchants and a public house.

Transport connections are excellent, with both the M3 and M4 motorways within easy reach and mainline railway services to London Paddington from Great Bedwyn (journey time 1hr 13m), Hungerford (journey time 1 hour) and Pewsey (journey time 1hr 8m).

There is a well-regarded primary school in the village and nearby various prep schools including Pinewood, Farley, Cheam and St Francis, Pewsey. Secondary schools include St Johns Marlborough, St Mary's Calne, Dauntseys, and Marlborough College.

Description

This detached former malthouse is of brick elevations under a pitched slate roof. The property was converted in 2010 to create a unique and exceptionally well-presented dwelling. The accommodation has been designed to create light and airy living space blended with more period style including exposed oak roof trusses. The Kitchen/Breakfast room is of particular note having high ceilings French windows out onto a gravelled terrace and bespoke wall and floor units. The Sitting

Room boasts oak flooring, a cast iron log burner and exposed brick work.

The front door leads to the **Entrance Hall** with oak flooring. To one side is the well-proportioned **Sitting Room**, oak flooring, a log burner, exposed brick work and rafters, French windows to gravelled terrace.

The stairs lead up to the bedrooms which comprises of a **Double Bedroom** with oak flooring and roof light, a **Single Bedroom/Office** with oak flooring and the **Main Bedroom** which is double aspect with a roof light and views over the garden. Stairs run down to a large **ensuite Bathroom** with travertine stone tiled flooring, hand basin, wc and shower.

There is a landing with a **Bathroom** to one side with an oval shaped bath, separate shower cubicle hand basin and wc.

Through to the **Utility Room** which has space for storage and includes travertine stone flooring, space for a washing machine and drier and cupboard with the boiler. A further set of stairs run to the **Kitchen/ Breakfast Room**, a very bright and sunny room with Egyptian slate flooring, two French doors, leading to a gravelled courtyard garden. There are a range of bespoke wall and floor units with open shelving and a wooden work surface. The units incorporate a double Belfast sink, a dishwasher, a Smeg range style cooker, hob, water softener and space for a Fridge/Freezer.





Outside

The house is approached via a shared gravelled drive which leads to two car parking spaces in front of a detached brick-built garage with a tiled roof and electric doors. The gardens are bordered by mature beech hedging and are mostly laid to lawn with a low brick retaining wall, and a gravelled path running to the front door. To one side is a gravelled private terrace ideal for entertaining. There is further access to the property from the High Street, being a pedestrian gate through a brick wall to a gravelled courtyard garden leading to the kitchen windows.

Tenure Freehold

Council tax Band F

Epc C72

Services

Mains water, drainage, electricity, and oil-fired central heating.

Local Authority

Wiltshire Council, County Hall, Trowbridge Wiltshire BA14 8JN,
Tel: 01225 713000
www.wiltshire.gov.uk

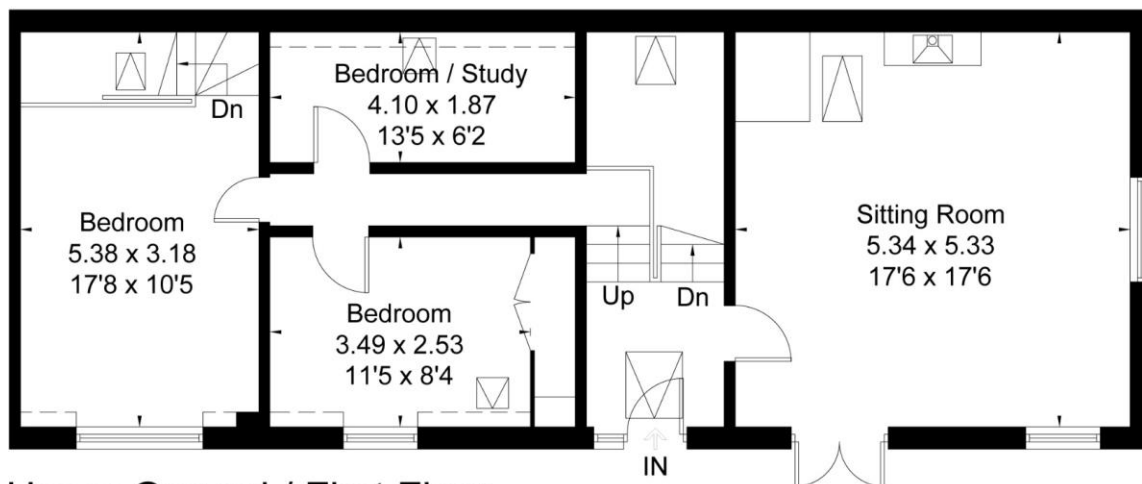
Directions

 What 3 words

<https://w3w.co/unpacked.directly.dorm> From the High Street turn into Conifer Crescent and this leads to the parking and garage area.

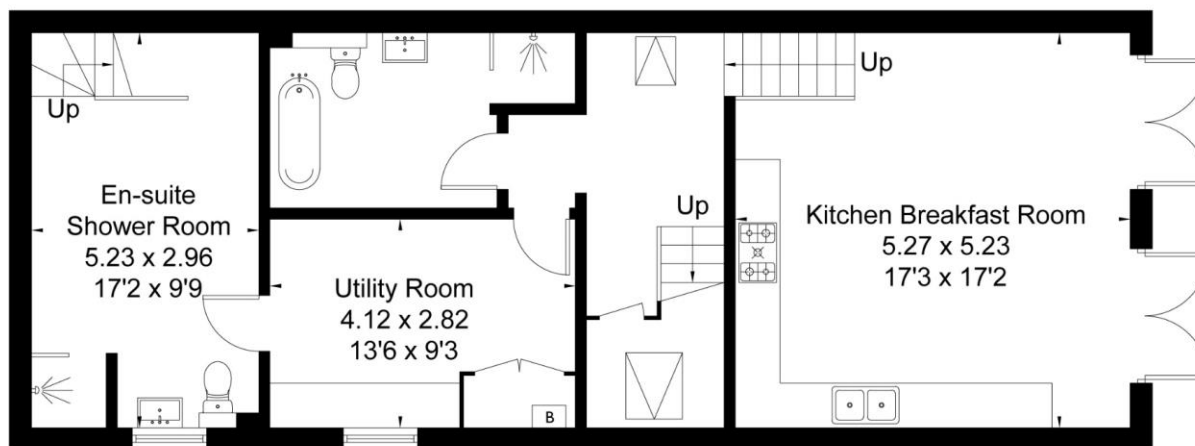


Approximate Area = 157.8 sq m / 1698 sq ft
 Garage = 34.0 sq m / 366 sq ft
 Total = 191.8 sq m / 2064 sq ft

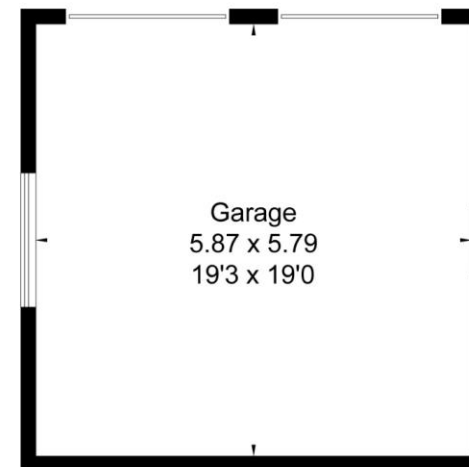


Upper Ground / First Floor

= Reduced head height below 1.5m

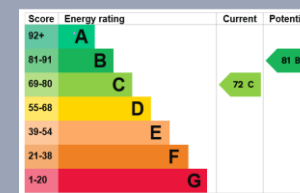


Lowe Ground / Upper Ground Floor



(Not Shown In Actual Location / Orientation)

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
 fourwalls-group.com 326756



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