



**Orchard House, 9 Manor Gardens,
Stibb Green, Burbage, Wiltshire SN8 3FG**

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A well-presented family house (c2850 sq ft) with flexible accommodation including a self-contained office/annexe

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 5 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, village shop, doctor's surgery, a primary school, petrol station with 24 hr supermarket, 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), and Pewsey (journey time 1hr 8m).

There is a very well-regarded primary School in

the village complimented by Pinewood, Farley, Cheam and St Francis, Pewsey prep schools and St Johns Marlborough, St Mary's Calne, Dauntseys, and Marlborough College.

The house lies quietly towards the centre of the village, in a small development of a former farmyard, off the High Street yet within easy walking distance of the open countryside.

Description

Orchard House, arranged over two floors, was built in 2007 by the well known family firm, the Hills group, and is of brick elevations under a pitched slate roof. The accommodation extending to some 2587 sq ft excluding the garages, is well presented and boasts excellent reception rooms a kitchen/breakfast room and four double bedrooms. In addition, there is an attached self contained work at home office with its own shower room which subject to the relevant consents could suit a number of alternative uses and beyond. The property is

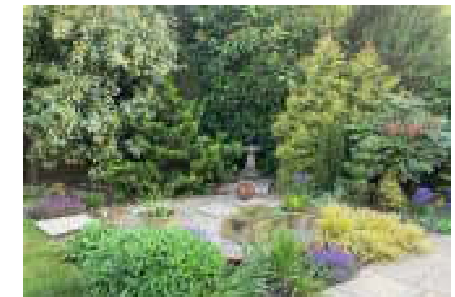
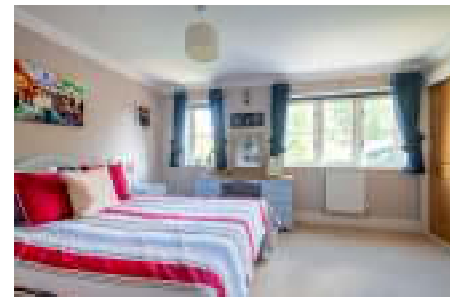
double-glazed and has oak doors, ornate cornicing and architraves and a stone fireplace with alcoves on either side.

The **Entrance Hall** lies centrally and has wood effect flooring, oak stairs to the first floor and a deep cloaks cupboard as well as under stairs storage. To one side is a **Cloakroom** with tiled floor and walls, hand basin and wc and the **Study** which is carpeted. The **Sitting Room** is dual aspect, carpeted with a stone open fireplace and hearth, with french windows to the heated **Garden Room** with a tiled floor and door to the terrace and garden. Double doors lead off the hall into the **Dining Room** which is carpeted and has hardwood bi-fold doors. The dual aspect **Kitchen/Breakfast** room is tiled and has a dining/family area at one end and a range of wall and floor units with polished granite work surfaces incorporating a Bosch combined oven/grill/microwave, a one and a half bowl sink with filtered water tap, a dish washer, a fridge/freezer and a Rangemaster double

electric oven and halogen hob with extractor fan. The **Utility Room** has a tiled floor and a range of units with a sink and spaces for a drier, washing machine and a tall freezer as well as double built in storage cupboards.

Upstairs is a dual aspect **Master Bedroom** with a **dressing area** with two triple built in wardrobes and an **ensuite Bathroom** with tiled floor and walls, bath, hand basin, wc and shower. There are **three further Double Bedrooms** all with extensive built in wardrobes and carpeted and one with an **ensuite Shower Room**. A **Family Bathroom** completes the accommodation.

Attached is a **Double Garage** with two double hardwood doors and the **Work at Home Office/Annexe** entered via stable doors has wood effect flooring and is a light and bright space which with the **ensuite Shower Room** could have numerous alternative uses, such as Guest Bedroom, Granny Flat, Gymn, etc.





Outside

To the front is ample block paved parking leading to the front door, garages and office. The main garden which is professionally landscaped, lies privately behind brick walling and is south facing with mature and well stocked borders around a lawn with a terrace lying to the rear of the house. There is a timber framed gazebo and subtle LED lighting and a granite water feature. Side access leads to a west facing Courtyard garden which is flag stoned and pebbled a log store and timber shed and separate pedestrian access.

Tenure Freehold

Services Mains water, drainage, electricity and oil fired central heating. The property has an automated rainwater recovery system feeding the outdoor tap and can supply the wcs, if desired.

Epc D67

Council tax Band G

Local Authority Wiltshire Council, County Hall, Trowbridge, Wiltshire BA14 8JN, Tel: 01225 713000

Directions

From Marlborough, take the A346 after the bridges take the slip road into Stibb green and Burbage. Manor Gardens will be found on the left hand side after a short distance and enter the cul de sac bearing right and Orchard House will be found on your right hand side.



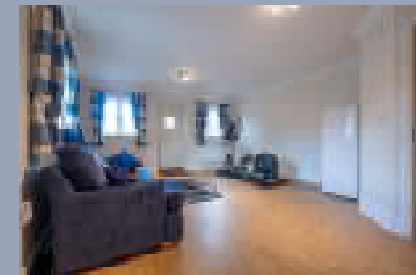
Ground Floor
 Approx. 176.6 sq. metres (1961.0 sq. feet)



First Floor
 Approx. 90.7 sq. metres (976.5 sq. feet)



Total area: approx. 267.3 sq. metres (2877.5 sq. feet)



RESERVE TABLE ONLINE: 01672 516619 WWW.BIRKMYRE.CO.UK

| Energy Efficiency Rating | | Environmental Impact Rating | |
|--------------------------|-------|-----------------------------|-------|
| Band | Score | Band | Score |
| A | 92 | A | 10 |
| B | 81 | B | 2 |
| C | 69 | C | 1 |
| D | 55 | D | 0 |
| E | 39 | E | 0 |
| F | 13 | F | 0 |
| G | 1 | G | 0 |

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