



Hallams

Burbage, Wilts SN8 3AF

Humberts.com

Guide Price £1,125,000

Freehold

Grade II-listed



Humberts Oxford

T: 01865 306 630

E: oxford@humberts.com



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

INTRODUCTION

Believed to date from the late 16th century Hallams is a lovely four-bedroom family home set within a generous plot over one acre, close to the heart of the popular village of Burbage in the Vale of Pewsey, which lies within the North Wessex Downs Area of Outstanding Natural Beauty (AONB). The property is listed Grade-II and is situated in the Burbage conservation Area. Retaining many original features inside and out, the generously-proportioned accommodation has a remarkably light and airy quality unusual in period properties. Sympathetically maintained by the current owners Hallams offers the perfect combination of modern comfort and period charm.

Key Features

- ◆ *EXCHANGE READY with full legally-certified sale pack available on request*
- ◆ *Charming four-bedroom thatched property in central village location*
- ◆ *Light and spacious interior*
- ◆ *Four bedrooms (two en suite)*
- ◆ *Sitting room with inglenook fireplace and log-burner*
- ◆ *Elegant Drawing room with views to the garden*
- ◆ *Kitchen with range cooker*
- ◆ *Family Bathroom*
- ◆ *Downstairs Cloakroom*
- ◆ *Many period features*
- ◆ *Extensive mature garden of 1 acre, with orchard*
- ◆ *Off-road parking for 4-5 vehicles*
- ◆ *Excellent transport links*





THE PROPERTY

Hallams is a Grade-II-listed detached property of timber frame construction with brick in-fill and thatched roof above. It still retains much of its original appearance, with exposed beams and roof timbers, but it has been sympathetically modernised with, for example, secondary glazing throughout. The accommodation comprises:

On the Ground Floor -

The main entrance to the house is at the rear, and leads into an impressive central hall with splendid exposed roof timbers and a fine oak floor of modern construction. Immediately to the left is the Drawing room, a welcoming space which features a limestone fireplace containing a log burning stove, and which offers pleasant views out to the garden. The farmhouse-style Kitchen is fitted with high-quality oak units with timber worktops, including a central island with breakfast bar, and features a range cooker with gas hob (supplied by external LPG cylinders) as well as a selection of built-in appliances including dishwasher and fridge-freezer. There is also a large and useful pantry. A stable door leads out to the garden.

Adjacent to the kitchen is the generously-proportioned dining room, while across the hall is the cosy sitting room, also with inglenook fireplace and log-burning stove. A downstairs cloakroom completes the ground floor accommodation.





On the First Floor -

The stairs lead up from the entrance hall to a light and spacious corridor that gives access to each of the upstairs rooms. At the top of the stairs on the right is Bedroom 1, the largest bedroom, which benefits from a range of cottage-style fitted wardrobes running the length of one wall which extend under the eaves and offer a huge amount of storage space. Next door is the charming Bedroom 4, smallest of the four, with lovely views over the garden. Further along the corridor is the spacious and elegant family bathroom, with four-piece bathroom suite and an attractive bamboo floor. Then at the end of the corridor are Bedrooms 2 and 3, each of which benefits from en suite shower room.









OUTSIDE

The property enjoys a secluded position close to the centre of the village, within a generous plot of over one acre. Approached via a short driveway directly off the High Street, a five-bar gate then opens into a large gravelled parking area to the rear of the house, with ample space in which to park at least four or five vehicles. There is also a double garage providing additional parking or storage space, and behind this a useful timber shed and log store.

Immediately adjacent to the house is a pleasant paved terrace, ideal for outdoor entertaining, and which offers a perfect place to relax while looking out over the extensive gardens to the west of the property. The well-maintained lawns are interspersed with a variety of well-stocked flower beds, shrubs, and several magnificent mature trees including Sycamore, Oak, Birch and Ash. A Beech hedge encloses the more formal garden and set within it is a picket gate leading through to the orchard, which contains a selection of apple, pear, plum and mulberry trees, as well as a splendid hazel hedge (very popular with the local squirrel population). This lovely space is bounded on three sides by fields in which sheep are grazed, and a screen of large ash trees.

On the other side of the house, facing east, lies a further sizable area of lawn together with a kitchen garden with raised beds, fruit cages, a greenhouse and garden shed.

There is also a substantial, high-ceilinged, brick-built workshop, with light, power and mains water supply, currently used as a utility room and laundry but with the potential to become a very well-appointed home office or studio.

High Street, Burbage, Marlborough, SN8

Approximate Area = 2336 sq ft / 217 sq m
 Limited Use Area(s) = 161 sq ft / 14.9 sq m
 Garage = 288 sq ft / 26.7 sq m
 Outbuildings = 237 sq ft / 22 sq m
 Total = 3022 sq ft / 280.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2024. Produced for Humberts. REF:1138865





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 which lies within the North Wessex Downs AONB. 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, Burbage also offers multiple opportunities to walk, cycle and ride – or float. It has something to offer for everyone.



ACCOMMODATION

Ground Floor

Entrance Hall: 5.38 x 5.26 m (17'8" x 17'3" ft)

Drawing Room: 6.22 x 4.17 m (20'5" x 13'8" ft)

Sitting Room: 5.38 x 3.68 m (17'8" x 12'1" ft)

Dining Room: 4.75 x 3.86 m (15'7" x 12'8" ft)

Kitchen: 4.24 x 4.04 m (13'11" x 13'3" ft)

Cloak Room: 3.13 x 1.46 m (11'10" x 4'7" ft)

First Floor

Bedroom 1: 4.24 x 3.71 m (13'11" x 12'2" ft)

Bedroom 2: 4.14 x 2.77 m (13'7" x 9'1" ft)

Bedroom 3: 5.33 x 3.81 m (17'6" x 12'6" ft)

Bedroom 4: 3.25 x 3.07 m (10'8" x 10'1" ft)

Family Bathroom: 3.6 x 2.56 m (11'10" x 8'5" ft)

Outbuildings

Utility Room/Workshop: 3.91 x 2.67 m (12'10" x 8'9" ft)

Garage: 5.84 x 4.60 m (19'2" x 15'1" ft)

Store: 3.58 x 2.92 m (11'9" x 9'7" ft)

Shed 1: 3.0 x 2.4 m (9' 10" x 7' 10" ft)

Shed 2: 3.0 x 1.8 m (9' 10" x 5' 11" ft)

Total Internal Area: 234.39 m² (2,523 ft²)

Outbuildings: 60.65 m² (653 ft²)

Garden: 1.02 Acres (4,133 m² /44,485 ft²). West facing.

SERVICES

Mains water, drainage, oil-fired central heating, LPG for kitchen hob.

CONSTRUCTION

Timber frame with colour-washed brick in-fill panel, thatched roof. Detached. Listed Building Grade II. List Entry Number: 1035924

LOCAL AUTHORITY

Wiltshire Council, Council Tax Band G

ENERGY PERFORMANCE CERTIFICATE

Exempt.

BROADBAND AVAILABILITY

BT Halo 3 Superfast Fibre Broadband - 66 - 80 Mbs download speed

FLOOD RISK

None

COVENANTS

None

PLANNING CONSENTS

Consent given in 2014 for kitchen/dining room extension and conversion of existing dining room to ground floor bedroom (14/06222/FUL).

VIEWING ARRANGEMENTS

To arrange a viewing please contact Humberts Oxford on 01865 306 630 or email Oxford@humberts.com.

This property is marketed as EXCHANGE READY, and a legally valid sale pack is available on request.



Humberts Oxford Ltd. and any joint agents for themselves and for the Vendors of the property whose Agents they are, give notice that (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or agent of or consultant to Humberts Oxford Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate. Floor Plans and photographs are for guidance purposes only and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents.

