



**Amber Cottage**  
Kingwardstone, Burbage, Wiltshire



# Amber Cottage

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A charming cottage with self-contained studio flat  
and wonderful south facing views.



Reception hall | Sitting room | Dining room | Conservatory | Kitchen/breakfast room with pantry | Utility room | Cloakroom

Principal bedroom with ensuite shower room | Guest bedroom with bathroom | Two further bedrooms | Family bathroom

Two double garages with studio flat with shower room above

Pretty garden with pond, shed and parking

In all about 0.39 acres and 3,500 sq/ft

Burbage 1 mile, Pewsey 5 miles, Marlborough 7 miles, Hungerford 9 miles (London Paddington 60 minutes),  
M4 (J.14) 12 miles, Andover 15 miles (London Waterloo 70 minutes), Swindon 19 miles  
(Distances and times approximate)



**Knight Frank Hungerford**  
Ramsbury House, 22 High Street  
Hungerford, RG17 0NF

01488 682726  
hungerford@knightfrank.com

**knightfrank.co.uk**

## Wiltshire

Amber Cottage is a property of great character and charm, situated in Kingwardstone, a small hamlet on the edge of Burbage.

Burbage has a primary school, shop/post office, pub and doctor's surgery as well as a petrol station, tennis and cricket clubs.

The market town of Marlborough is about 7 miles to the north and has a wide range of shops, including Waitrose, and recreational facilities.

The village of Great Bedwyn has a village shop, primary school, post office, doctor's surgery and station.

Other schools in the area include St Johns, Pinewood, Dauntsey's, St Francis and St Mary's Calne.

Communications are excellent with Junction 14 of the M4 being about 12 miles to the west. There are regular trains to London Paddington from Hungerford, Pewsey and Bedwyn, which take about an hour. Andover station (15 miles) provides access to London Waterloo.

## For Sale Freehold

Amber Cottage is an attractive period home believed to date from the 1820's with later additions in 1993 and 2002; it is not listed and was re-thatched in 2019.

The property has light and spacious rooms with good ceiling heights and many original features including exposed timbers and inglenook fireplaces.





The hall leads into the main reception rooms: a south-facing dining room with wonderful inglenook fire, triple aspect sitting room and adjacent conservatory. Both fireplaces work but have been capped off.

The kitchen/breakfast room has a tiled floor and Aga with doors leading into the pretty garden. Adjoining the kitchen is a pantry with large worktop and room for fridge and freezers.

On the first floor there are four bedrooms, one currently used as a study, and three bathrooms, two ensuite. The three bedrooms at the front of the cottage enjoy wonderful south-facing views over fields.

A large gravel drive provides ample parking with garaging for four cars. The garages have water with one having an inspection pit and good storage space above.

There is a fantastic self-contained studio flat, with kitchen area and shower room, over one of the double garages, which provides excellent guest accommodation or has potential to be let for income generation.

The private rear garden is mainly laid to lawn with a variety of mature trees and shrubs; there is a pond and shed.



## Fixtures and Fittings

All those items regarded as tenant's fixtures and fittings, together with the fitted carpets, curtains and light fittings, are specifically excluded from the sale. The Aga is excluded from the sale. However, certain items may be available by separate negotiation.

## Services

Mains water and electricity. Private septic tank drainage. Oil heating and Aga. Electric underfloor heating in main ensuite bathroom.

## Local Authority

Wiltshire Council: 0300 456 0100

## Postcode

SN8 3BX

## Directions

From Hungerford, take the A338 Salisbury road for about 8 miles, passing through the villages of East and West Grafton. Pass through the right and left hand bends and once on the straight section of road the drive for Amber Cottage will be found on the right hand side just after the 50mph sign.

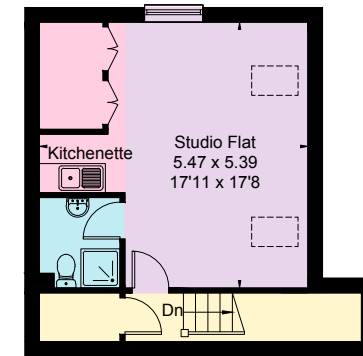
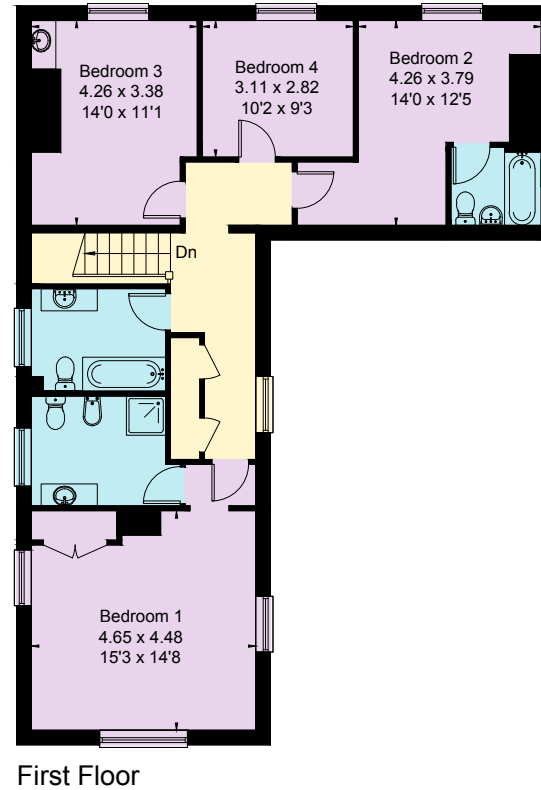
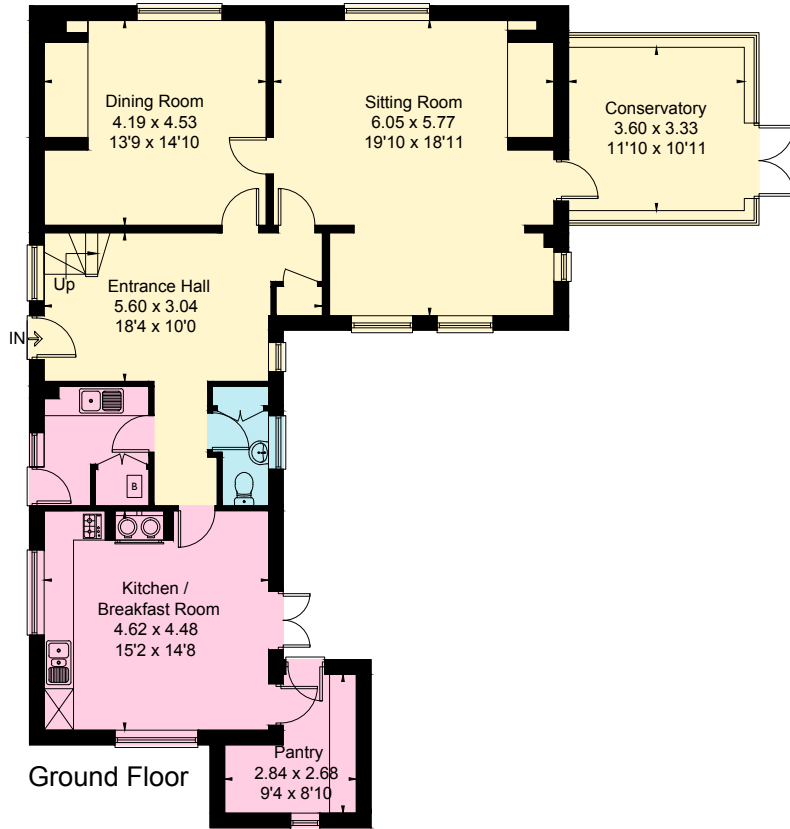
## Viewing

Viewing by prior appointment only with the Agents.

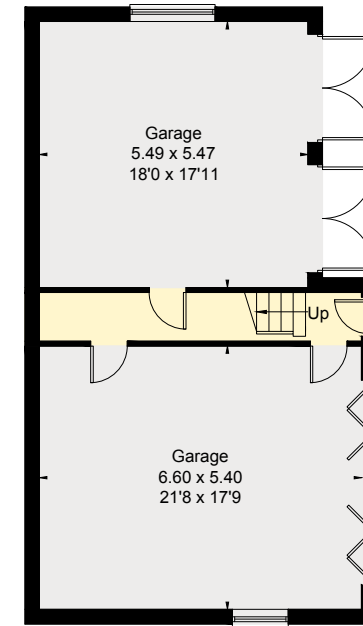


**Approximate Floor Area = 325.2 sq m / 3500 sq ft**  
**Outbuilding = 110.5 sq m / 1189 sq ft**  
**Total = 435.7 sq m / 4689 sq ft**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars



First Floor



Ground Floor



**Connecting people & property, perfectly.**

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated October 2024. Photographs and videos dated September 2024. Reference: HNG012456238. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.



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