



Hambrook Farm Thornhill | Royal Wootton Bassett | Wiltshire | SN4 7RZ

WOOLLEY
& **WALLIS**



Guide Price £1,400,000

Hambrook Farm is a beautifully presented residential smallholding privately positioned within its own pastureland. The property comprises a 4 bedroom Edwardian farmhouse with formal gardens and pond, a separate detached 1 bedroom annexe, range of farm buildings and stables within a courtyard and productive pasture. In all the property extends to 38.20 acres (15.46 hectares).



THE PROPERTY AT A GLANCE

- | An attractive residential smallholding privately positioned within its own land
- | Gated entrance with long sweeping drive to farmhouse
- | A beautiful Edwardian 4 bedroom farmhouse
- | Formal gardens with pond
- | Separate 1 bedroom annexe accommodation
- | Excellent range of outbuildings and stables
- | Productive pasture 35.83 acres (14.50 hectares)
- | Renewables
- | South westerly views over the escarpment
- | In all the property extends to 38.20 acres (15.46 hectares)

All mileages are approximate

Broad Town 2 miles | Royal Wootton Bassett 3.5 miles | Swindon 9.5 miles |
Marlborough 11 miles | Bath 28 miles

SITUATION

Hambrook Farm forms part of the rural hamlet of Thornhill, nestled in the foothills of the Broad Town White Horse chalk escarpment. The horse was first cut in 1864 and is extensively visible from the Property. Hambrook Farm is situated approximately 3.5 miles south of the attractive market town of Royal Wootton Bassett and Junction 16 of the M4 is within 5.0 miles.

The larger commercial centre of Swindon is approximately 9.5 miles north and provides a comprehensive range of recreational, retail and business facilities including a mainline railway station with direct connection into London Paddington (60 minutes).



DESCRIPTION

Hambrook Farm is an appealing rural residential smallholding, suitable for agricultural or equestrian activities; privately positioned within its own pastureland. The property is approached through an electric gated entrance down a long driveway crossing the meandering Ham Brook; a truly charming position.

FARMHOUSE

Hambrook Farm is a beautiful detached Edwardian period property which has been sympathetically improved and extended by the current owners.

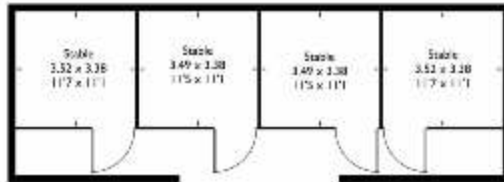
The accommodation comprises a large kitchen breakfast room, utility including larder and wetroom, sitting room, study and a stunning timber framed and glazed garden room. On the first floor, there are three double bedrooms (one *ensuite*) and a family shower room. The attics have been converted to provide an additional bedroom and extensive storage.

The formal gardens surround the farmhouse with lawn interspersed amongst mature shrubs and well stocked borders, sleeper raised vegetable beds and opposite a lovely pond with spectator's balcony. Adjacent there is an open fronted building providing covered car parking and secure workshop/tackroom and outside toilet. The separate annexe accommodation is above. Within the annexe, there is kitchen with storage cupboard, large open plan living/dining space through to a double bedroom and bathroom. The annexe would also lend itself to excellent office space.

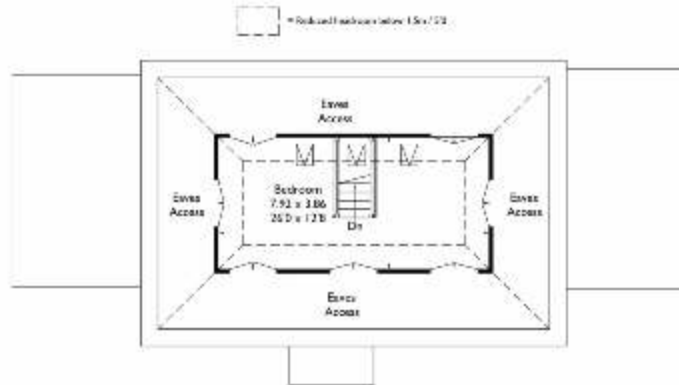
There are ground source and air source heating systems for the farmhouse and annexe respectively.



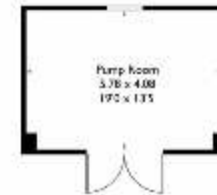
Approximate Gross Internal Area = 248.1 sq m / 2670 sq ft
 Outbuilding = 108.3 sq m / 1166 sq ft (Including Workshop / Tack Room
 Excluding Carport)
 Pump House = 23.3 sq m / 251 sq ft
 Stables = 48.2 sq m / 519 sq ft
 Total = 427.9 sq m / 4606 sq ft



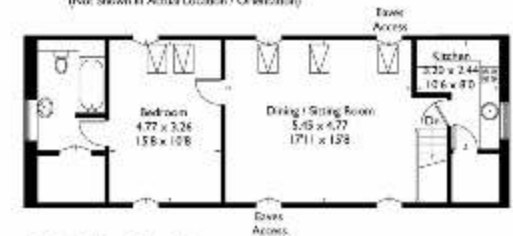
Stables
 (Not Shown in Actual Location / Orientation)



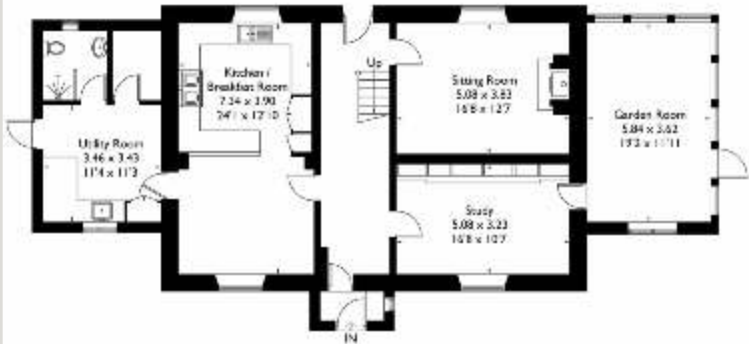
Second Floor



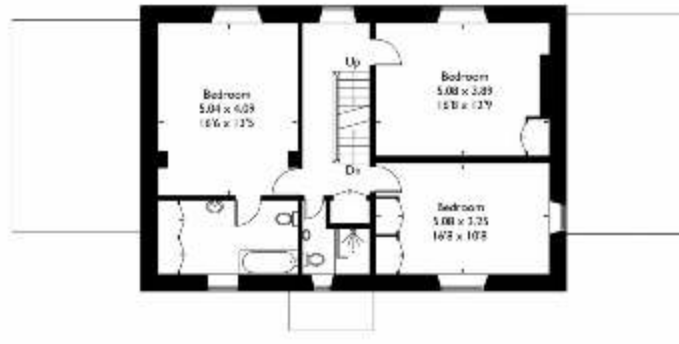
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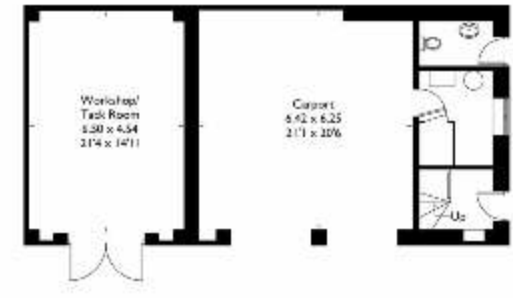
Outbuilding - First Floor



Ground Floor



First Floor



Outbuilding - Ground Floor
 (Not Shown in Actual Location / Orientation)

FARM BUILDINGS

There is a compact range of farm buildings which would support either agricultural or equestrian activities and have been improved by the current owners.

- | The Dutch Barn 60' (17.987 m) x 25' (7.467 m) has been block walled with good internal divisions, making it suitable for livestock handling.
- | The General Purpose Building 58' (17.836 m) x 22' (6.748 m) is a very useful and secure steel portal framed building with concrete panels and Yorkshire boarding above with a profile roof.
- | The Stable Block 48' (14.630 m) x 18' (5.182 m) is opposite the farmhouse and is a purpose built building comprising of four loose boxes with covered walkway in front positioned on a concrete pad with full height gale breakers.

FARMLAND

The land extends to approximately 35.832 acres (14.498 hectares) of permanent pasture, divided into good sized fields with water connections throughout. The soil is predominantly Grade 3 and is a fertile loam capable of yielding heavy crops of grass silage and hay as well as providing good livestock grazing.

The current owners have taken a proactive approach to sustainability at Hambrook Farm with the installation of a rainwater harvesting system which feeds the field and farm building water troughs and the construction of ground mounted 6kw solar panels.





GENERAL INFORMATION

TENURE AND POSSESSION

Hambrook Farm is offered for sale as Freehold and will be sold with vacant possession upon completion.

COUNCIL TAX

Council Tax Band: G
Council Tax Reference: 03509840006000

FIXTURES AND FITTINGS

All those items usually regarded as tenant's fixtures and fittings are specifically reserved from the sale. There are a number of items which are explicitly excluded from the sale and these will be made available to potential buyers by separate negotiation.

INGOING VALUATION

There will be no ingoing valuation. The purchaser may be granted early entry to the land upon request.

SERVICES

Mains electricity and water together with private drainage via a Klargest. Ground source pump heating for the main dwelling, Air source pump heating for the annexe. There are water troughs connected to the land and buildings which are fed from a rainwater harvesting system. There are ground mounted 6kw solar panels connected to Hambrook Farm.

No guarantees are given in respect of these services and any purchaser should make their own inspection and enquiries.

LOCAL AND PUBLIC AUTHORITIES

Wiltshire Council: 01249 706111 (www.wiltshire.gov.uk)
Defra: 08459 335577
Rural Payments Agency: 03000 200301

SPORTING / TIMBER AND MINERAL RIGHTS

All sporting rights, standing timber and minerals are included in the freehold sale, as far as they are owned.



ENVIRONMENTAL SCHEMES AND DESIGNATIONS

Hambrook Farm falls within an existing surface water Nitrate Vulnerable Zone. There is no Environmental Scheme associated at the smallholding.

BASIC PAYMENT SCHEME AND ENTITLEMENTS

The farmland is registered for Basic Payment Scheme with 14.22 units of Entitlements held.

The sellers will make and retain the Basic Payment Scheme for 2016. The 14.22 units will be made available to the buyer(s) as part of their purchase price, who will covenant to keep the land in Good Agricultural and Environmental Condition for the remainder of 2016. Upon completion of the sale, the Entitlements will be transferred in the usual manner.

Further details are available from the Selling Agents.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

Hambrook Farm is sold subject to and with the benefit of all matters contained in or referred to in the title deeds together with all existing rights of way whether public or private, including wayleaves, easements, covenants, restrictions and obligations whether specifically in these sale particulars or not.

The buyer shall be deemed to have full knowledge of the boundaries and the ownership thereof. There are two public rights of way, a footpath and bridleway which cross the smallholding, as identified on the land plan.

DIRECTIONS

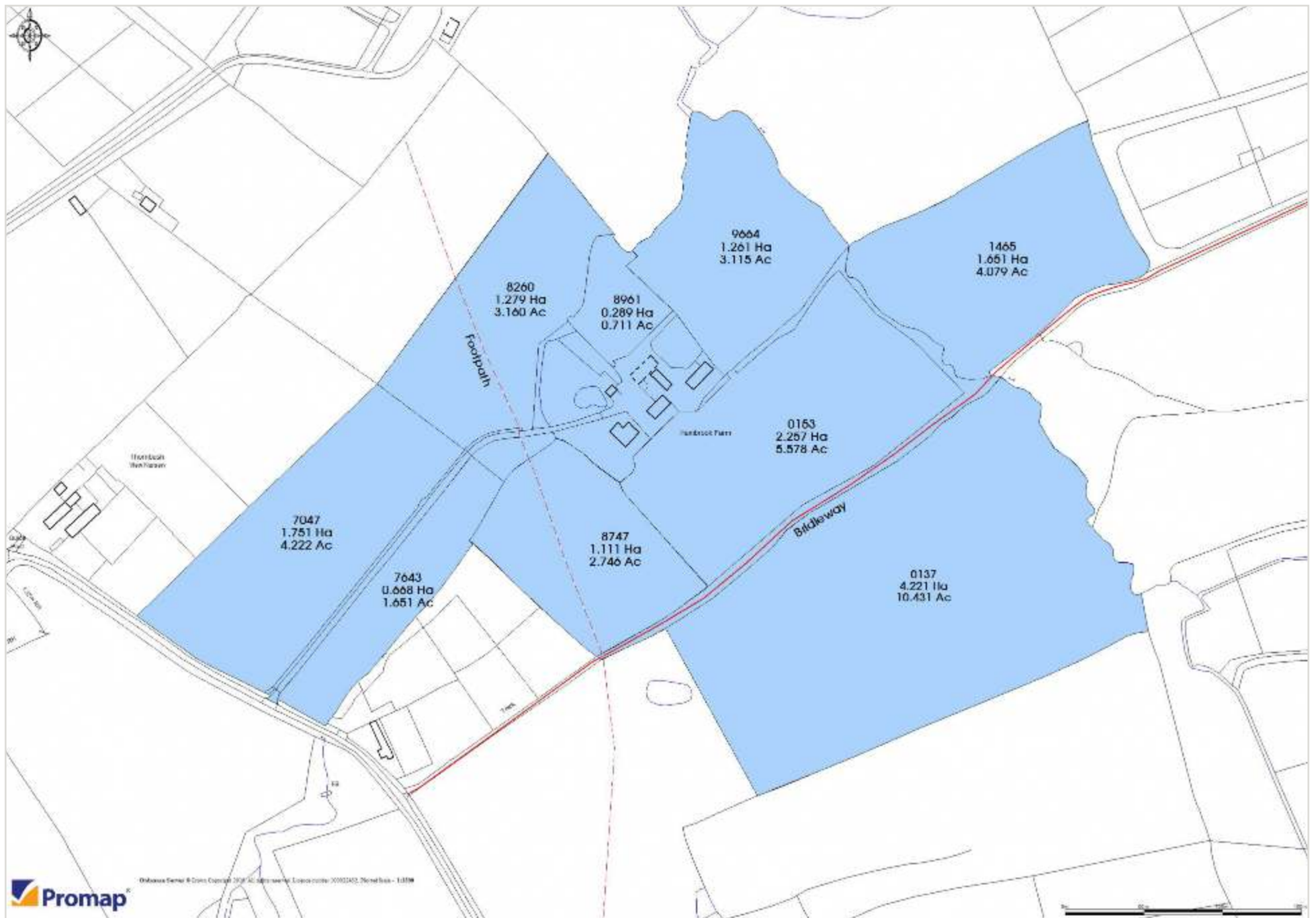
From Marlborough: take the road towards Rockley and continue down Hockpen Hill towards the staggered crossroad with the A4361. Go straight over and through Broad Hinton for about 2 miles until reaching Broad Town. On entering the village, take the left turn signposted Thornhill and keep to the narrow lane for approximately 1.75 miles where Hambrook Farm will be found on the right hand.

VIEWINGS

Strictly by prior appointment only, arranged through the Farm & Rural Agency in Marlborough 01672 515252. No dogs allowed on the property. The property is protected throughout by a security system including CCTV.







AGENT'S NOTES

Woolley & Wallis and their clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. 2. These particulars have been prepared in good faith to give an overall view of the property, they do not form any part of an offer or contract, and must not be relied upon as statements of representations of fact. 3. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Woolley & Wallis have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 4. These particulars were prepared in June 2016, photographs are from 2015 and 2016.



29 High Street | Marlborough | Wiltshire | SN8 1LW
01672 515252 | marlborough@w-w.co.uk
w-w.co.uk

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