

Hugditch Cottage
Elmdown
Nr Ramsbury, Wiltshire



Strutt
& Parker

Land and property. Since 1885.



4 reception rooms | 6-7 bedrooms | 4-5 bathrooms
Separate flat above garage | Swimming pool
Equestrian facilities/American barn stabling/horse walker
Manège | Approximately 6.49 acres
4,638 sq ft - 5,291 sq ft | Freehold

Offers in excess of £2,500,000



A picturesque six bedroom period house with cottage, enjoying stunning views, gardens and equestrian facilities

Hugditch is a Grade II listed country house with 17th century origins and more recent additions providing a spacious country house of elegance and charm.

The house flows from an impressive vaulted hallway with flagstone floor and a sweeping staircase to the first floor. The more formal reception rooms are at the front of the house and work brilliantly for entertaining. The well-proportioned dual aspect drawing room is centred on a lovely open fireplace. Opposite is the formal dining room, again with open fireplace and views to the front of the property. There is a smart inner hallway which opens onto the garden terrace and links the kitchen with the garden beautifully. The kitchen/breakfast room has an attractive stone floor, hand painted wooden cabinets and space for a farmhouse table. There is also a lovely family sitting room in the 16th century part of the house with an inglenook fireplace and beautiful views over the gardens to the long view beyond. There is also a playroom/study. Stairs lead down from the ground floor to a practical wine cellar.

On the first floor there is an impressive vaulted principal bedroom, with en suite bathroom. There are five further bedrooms and a family bathroom. All the bedrooms have stunning views. Additionally the double garage has a delightful one bedroom cottage above.

Outside

Hugditch sits in an outstanding rural location with amazing 360 degree views. The garden has been cleverly designed to nestle this pretty farmhouse into the landscape. The garden is fully mature and is in the traditional English garden style, with beautiful mixed borders, formal lawns and more informal areas of trees and shrubbery. There is a swimming pool in an enclosed garden, which provides a sheltered and attractive environment to enjoy the summer sunshine.

There is an impressive vegetable garden with two greenhouses and an orchard with a variety of mature fruit trees.

There are excellent equestrian facilities in the form of an American barn with 13 boxes, a horse walker and manège. There are also a number of fenced paddocks with water.





Location

Located in a small hamlet close to the idyllic village of Ramsbury, Higditch is surrounded by North Wessex Downs National Landscape countryside and within easy reach of the pretty, historic market towns of Marlborough and Hungerford, both offering a range of everyday amenities. Marlborough has a picturesque high street with an excellent choice of high street and independent shops and boasts a highly regarded school, Marlborough College. The town has several supermarkets, including Waitrose.

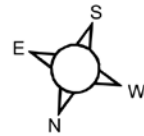
The property is well connected by road, with the M4 just six miles away, offering easy access to London, Swindon, Chippenham, Bristol and Bath, while the A4 provides routes towards Newbury and other nearby towns. Heathrow Airport is approximately 1 hour away by road. There is a wide choice of highly regarded schools in the area including primary schools in Ramsbury and Aldbourne, St Francis Pewsey, Pinewood, Marlborough College, St John's Marlborough, Radley College, Downe House and Bradfield College.

Mainline rail services can be found in Hungerford and Great Bedwyn providing direct services into London Paddington.

Postcode region: SN8



Higditch Cottage Elmdown, Ramsbury
Main House internal area 431 sq m (4,638 sq ft)
Garage internal area 35 sq m (374 sq ft)
Outbuilding internal area 388 sq m (4,173 sq ft)
Annexe internal area 61 sq m (653 sq ft)
Total internal area 914 sq m (9,838 sq ft)



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The position & size of doors, windows, appliances and other features are approximate only.
Denotes restricted head height
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General

Local Authority: Wiltshire Council

Services: Main electricity and water. Private drainage system which may not comply with current regulations, further information available from the agent.
Oil fired central heating.

Council Tax: Band G

EPC Rating: E

Mobile and Broadband checker: Information can be found here
<https://checker.ofcom.org.uk/en-gb/>



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