

Church Farm  
Ham  
Nr Marlborough, Wiltshire



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## A stunning characterful country property with secondary accommodation in the heart of the popular village of Ham

Church Farm is a delightful and valuably unlisted village house which was constructed about 40 years ago using reclaimed brick and traditional building materials. The house has all the benefits of a more modern property, with all the charm of an older style house. Church Farm is set up a no through track just before the historical and beautiful village Church.

The house is approached via a covered veranda style porch providing an attractive and highly practical entrance, the hallway gives access to the key rooms downstairs including the traditional farmhouse style kitchen. The kitchen benefits from a oil fired AGA, quarry tile floor and traditional wooden cabinets. There are French doors leading onto the delightful south facing garden terrace. There is a separate utility room off the kitchen with separate access to the driveway. There is a dining room, also with French doors on the garden. The drawing room is a nicely proportioned square room, focused around an open fireplace and direct access onto the garden. Upstairs there are 4 bedrooms, including an en suite bathroom to the main bedroom. There is a further family bathroom. Currently, the single 4th bedroom is fitted out as a dressing room.

In addition to the accommodation in the main house, there is a large bedroom and bathroom over the garage complex.

The house is approached via a gravel driveway culminating in plenty of parking in front of the house and garage. The gardens are fully mature and are focused around the wide south facing terrace which runs the full width of the back of the house. There are herbaceous borders and topiary punctuating the gardens which are laid mostly to lawn. There is a small orchard to one side of the garage.

The garage has two garages and a workshop, with the overflow accommodation above.

**3/4 bedrooms | 2 bathrooms**  
**Double garage with living space and bathroom above**  
**Beautiful garden | Freehold**  
**Living accommodation 2,344 sq ft (171 sq m)**

**Guide price £1,450,000**

## Location

Church Farm is situated in the beautiful village of Ham, close to Hungerford and Great Bedwyn, and surrounded by stunning rolling countryside offering wonderful walking, riding and cycling opportunities.

There is a thriving local community in Ham, with a popular pub at its heart, and a well supported village hall and ancient church. There is a fantastic village shop in neighbouring Shalbourne, which also has a pub, tennis and cricket club, village hall and church.

Nearby Hungerford provides a range of excellent local amenities, including a Tesco supermarket and a number of independent shops, cafes and restaurants, and the popular market town of Marlborough also offers a wide range of facilities. The larger town of Newbury is also nearby and caters for most day to day needs. Leisure activities include racing at Newbury Racecourse and a number of golf courses nearby.

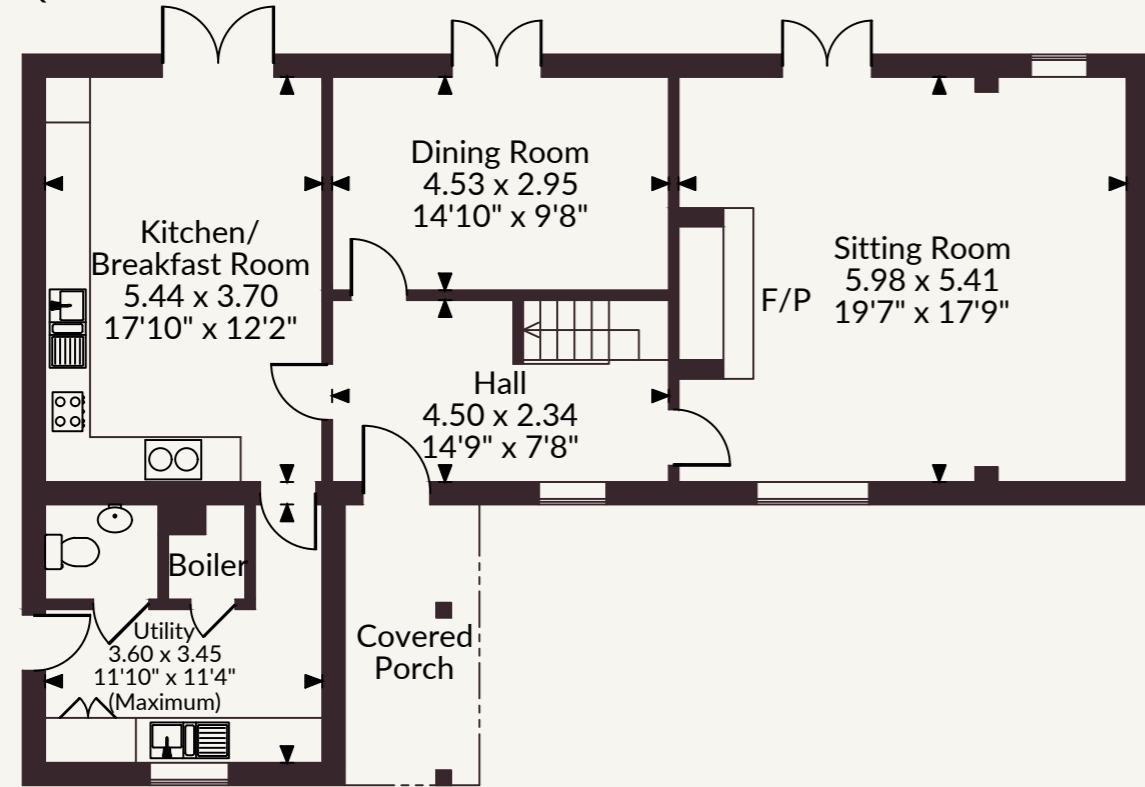
Communications in the area are very good, with a direct train service from Hungerford into London Paddington, and there is easy access to the A34/M4 linking with London, Heathrow Airport and the west country. Whitchurch and Andover stations offer an alternative commute into London Waterloo.

There is a wide choice of highly regarded schools in the area, including Great Bedwyn primary school, St Francis Pewsey, Elstree, Cheam, Farleigh, Downe House, Bradfield College, Marlborough College and Dauntsey's.

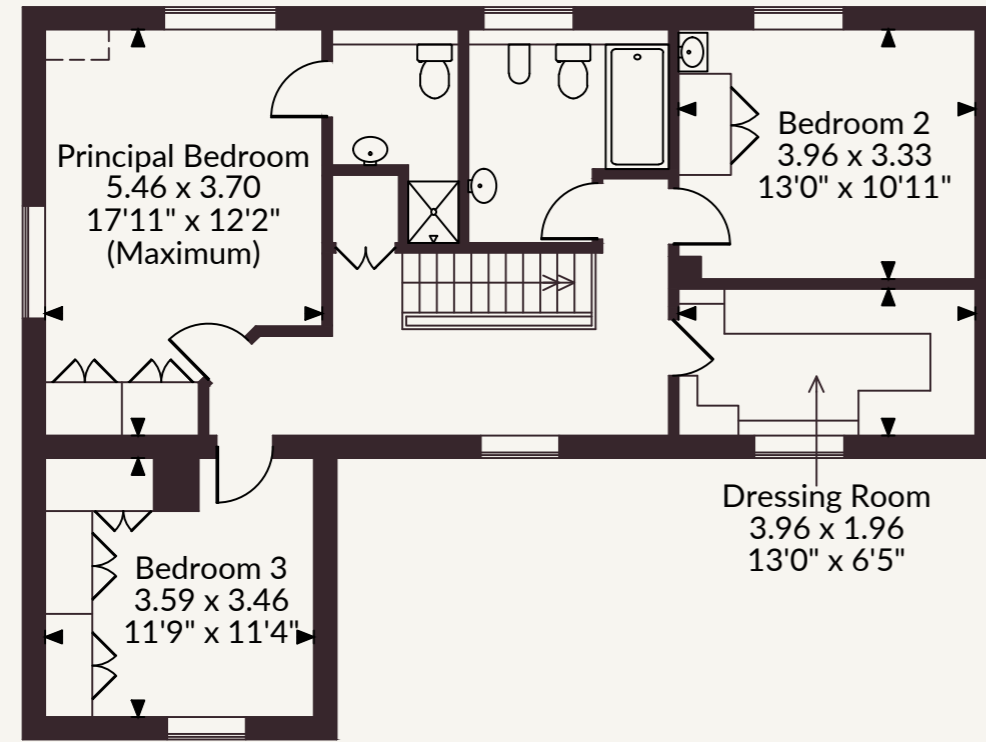
Postcode region: SN8



Church Farm Ham, Marlborough  
 Main House internal area 218 sq m (2,344 sq ft)  
 Garage internal area 36 sq m (390 sq ft)  
 Total internal area 254 sq m (2,734 sq ft)  
 Quoted Area Excludes 'External Covered Porch'



Ground Floor



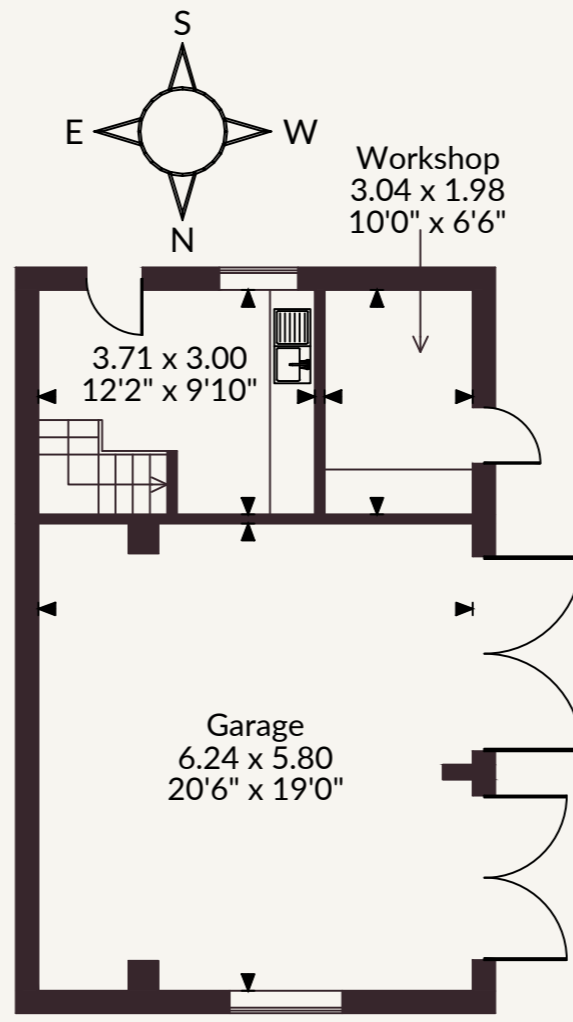
First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

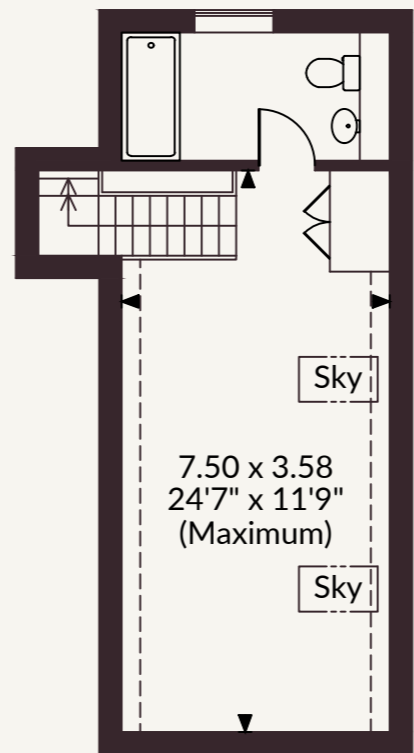
The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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Garage Building



Room above garage



**Strutt & Parker Newbury**  
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**General**  
 Local Authority: Wiltshire Council  
 Services: Mains electricity, water and drainage

Council Tax: Band F

EPC Rating: E

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

@struttandparker struttandparker.com

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