Whittonside Farm Estate

Nr Ramsbury, Marlborough, Wiltshire

STRUTT & PARKER

BNP PARIBAS GROUP

A magical mini estate in a beautiful rural environment close to Ramsbury

Whittonside Farm Estate comprises a handsome period farmhouse with extensive accommodation, a wealth of character features together with a stunning period tithe barn plus further outbuildings including equestrian facilities. There is also impressive secondary accommodation in the form of Whittonside Barn, a beautifully converted 3 bedroom property within the grounds of Whittonside Farm

- **8 RECEPTION ROOMS TOTAL**
- **10 BEDROOMS TOTAL**
- **4 BATHROOMS TOTAL**
- **GARAGES**
- **APPROX. 8.56 ACRES**
- **FREEHOLD**
- **RURAL**
- **TOTAL: 8,479 SQ FT**
- **GUIDE PRICE: £2,500,000**

The property

Whittonside Farm Estate occupies a beautiful and peaceful rural setting close to the village of Ramsbury, surrounded by stunning rolling countryside.
Whittonside Farm house is a fine and valuably unlisted detached period house with seven bedrooms and plenty of attractive period details. It provides spacious accommodation across four levels, with exposed timber beams and original brick-built fireplaces with stunning views over the grounds. There are four comfortable, flexible reception rooms on the ground floor, including the drawing room with its brick-built fireplace and double doors leading to the garden room, which has a vaulted ceiling, sliding glass doors opening onto the garden and a former well, covered by a glass floor. There is also a formal dining room, and a snug in which to relax, which has an impressive brick-built inglenook fireplace with an original timber lintel, while the cellar has been converted into a cinema room and also features a wine cellar. Additionally on the ground floor, the kitchen and breakfast area has stripped wooden flooring, handcrafted wooden units a butler sink and an Aga, as well as space for a breakfast table. The adjoining utility room and larder provide further space for home storage and appliances.

The first floor has four bedrooms, including the generous principal bedroom with its en suite bathroom. Two of the first floor bedrooms have their own washbasins, while there is also a family bathroom. Three further bedrooms can be found on the second floor, each accessed via their own staircase, with two including washbasins. The second floor also has an attic room and the potential for further development, including installing a main staircase and a bathroom. Whittonside Farm house is now in need of some updating, offering great potential to redevelop/ extend, subject to planning.

Whittonside Barn is a substantial, beautifully presented two-storey, three bedroom barn conversion, with its own private entrance and enclosed garden, including a summer house, large gravel parking area, single garage, and solar panels. The good sized garden at the rear of the barn features a south facing patio for al fresco dining, with a generous area of lawn, all bordered by established hedgerows, mature trees and shrubs. Internal features include an inglenook fireplace, together with oak windows, doors and floors throughout. The position and configuration of the barn makes this an ideal property for a holiday let, potentially offering an associated income, or ideal for multi-generational living.

Outside

Electric Tudor style wooden gates lead into a very private front courtyard, with a sweeping gravel drive, centred around a large picturesque pond with lawns. With plenty of parking space, the courtyard leads to an array of buildings, including the main farmhouse, stores, workshop, double garage, three stables with tack room, and a wonderful traditional wooden framed 41 foot 'entertainment barn'.

Within the gardens of the farmhouse there is a substantial patio which faces south east around to south west for outdoor living, with sizeable lawns, enclosed with trees, hedges and shrubs.

The paddocks envelope the buildings, which are ideal for horses or livestock, and include an open field shelter. The paddocks are bordered by woodlands and farmland, which are home to a large range of wildlife.

Location

Whittonside Farm Estate is located in the hamlet of Witcha close to the idyllic village of Ramsbury in a peaceful position, surrounded by beautiful North Wessex Downs National Landscape countryside, within easy reach of both historic market towns of Hungerford and Marlborough. Ramsbury provides a range of everyday amenities, including a convenience store, a post office and several pubs and cafés, while Hungerford offers easy access to various shops, supermarkets and leisure facilities. Likewise, Marlborough has a picturesque High Street with plenty of historic buildings, and various amenities, including a good choice of high street and independent shops, as well as a variety of restaurants and cafés. The town also has several supermarkets, including a Waitrose.

The area is well connected by road, with the M4 just six miles away offering easy access to Swindon, Chippenham, Bristol and Bath, while the A4 provides routes towards Newbury and other nearby towns.

Mainline rail services can be found in Hungerford. Heathrow Airport is approximately 1 hour away by road.

Distances

- Hungerford 5 miles
- Marlborough 8 miles
- Newbury 13 miles

Nearby Stations

- Hungerford (52 minutes to London Paddington)

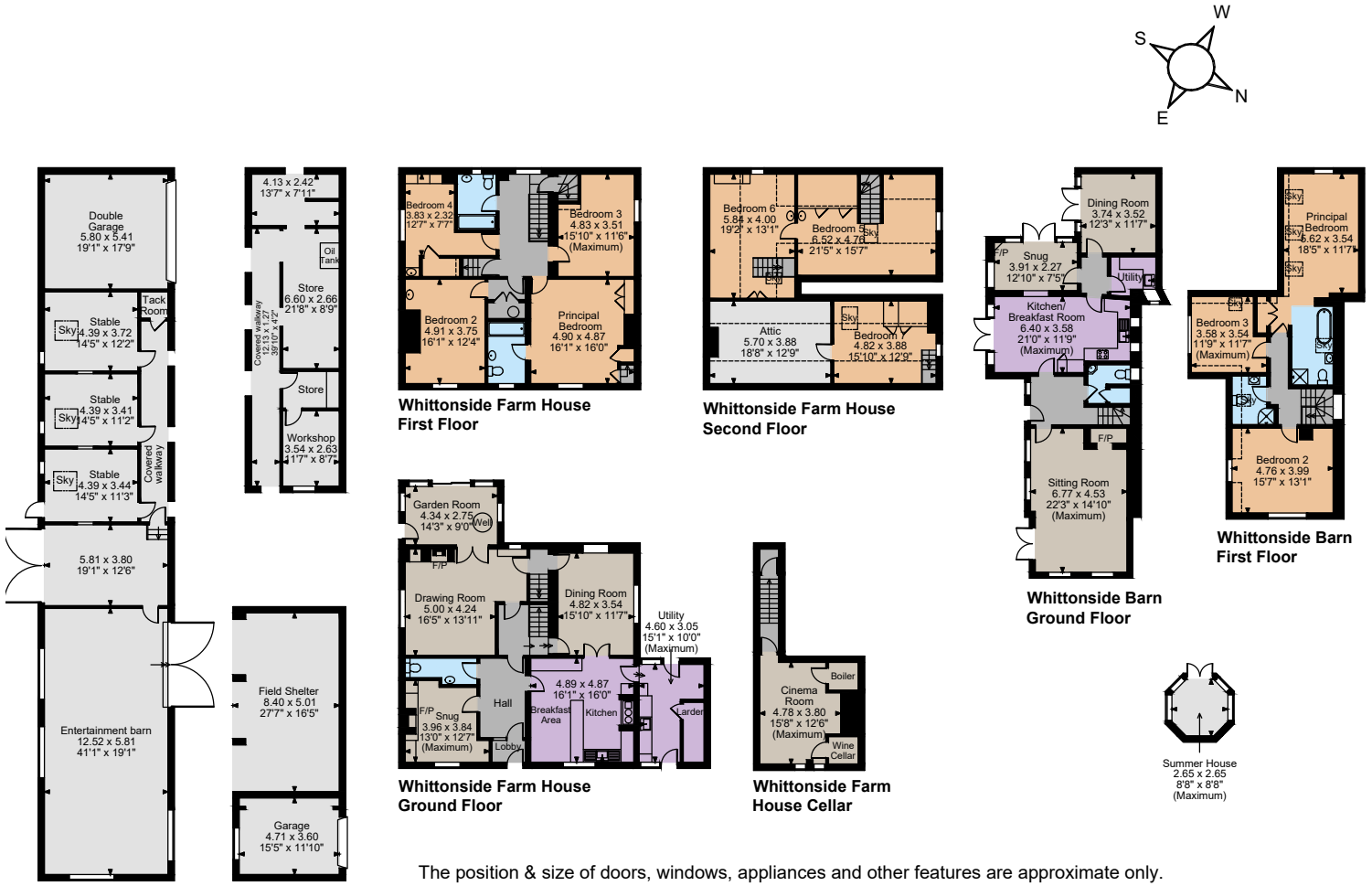
Key Locations

- Savernake Forest
- Marlborough High Street
- Highclere Castle
- Newbury Racecourse

Nearby Schools

- Marlborough College
- Abingdon
- St Helen & St Katharine
- Dauntsey's School
- Pinewood School

Wash Cook Iron Dust



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

Main house internal area 3,293 sq ft (306 sq m)
Outbuildings internal area 2,432 sq ft (226 sq m)
Garages internal area 989 sq ft (92 sq m)
Barn internal area 1,765 sq ft (164 sq m)
Total internal area 8,479 sq ft (788 sq m)
For identification purposes only.

Directions

SN8 2HQ
what3words: ///burns.statement.suspends

General

Local Authority: Wiltshire Council

Services: Mains water and electricity. This property has a private drainage system which may not comply with current regulations.

Oil-fired central heating.

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

Council Tax: Band G

EPC Rating:

Whittonside Farm house: F
Whittonside Barn: C

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