

HARDINGE FARM



CHIPPENHAM, WILTSHIRE





HARDINGE FARM

SEAGRY, CHIPPENHAM, WILTSHIRE, SN15 5HA

*Chippenham 6 miles • Malmesbury 4.5 miles
M4 (J17) 2 miles • Bath 23 miles*

A CONVENIENTLY LOCATED AND VERY ATTRACTIVE
RESIDENTIAL FARM ON THE MARKET FOR THE FIRST
TIME IN 80 YEARS.

Attractive Cotswold Stone detached farmhouse.

Self-contained annexe.

Traditional and modern farm buildings, together with undulating
pasture land.

Approximately 74 acres (29 hectares) in total.

For sale in part or as a whole.



Gloucester House
60 Dyer Street
Cirencester GL7 2PT
Tel: +44 (0) 1285 882 001
Contact: Rupert Sturgis
rupert.sturgis@knightfrank.com
www.knightfrank.com

Carter Jonas

5 & 6 Wood Street
Bath
BA1 2JQ
Tel: +44 (0) 1225 747 270
Contact: Kit Harding
kit.harding@carterjonas.co.uk
carterjonas.co.uk



SITUATION

Hardinge Farm occupies a private rural position in the sought after North Wiltshire countryside at the end of a long drive just north of the M4 and 2 miles from junction 17.

The property lies just to the south west of the popular village of Upper Seagry which has a primary school, public house and busy village hall.

Malmesbury with its day to day shopping facilities lies 4.5 miles to the north and Chippenham with its main line station (London Paddington) lies 6 miles to the south.

The City of Bath is also very accessible (23 miles) with its cultural attractions, as well as excellent shopping facilities.

There are a selection of good state and private schools in the area.

Sporting opportunities include Hunting with the Beaufort, golf at Bowood and Castle Combe, watersports at the Cotswold Water Parks and Polo at Westonbirt and Cirencester Park.





DESCRIPTION

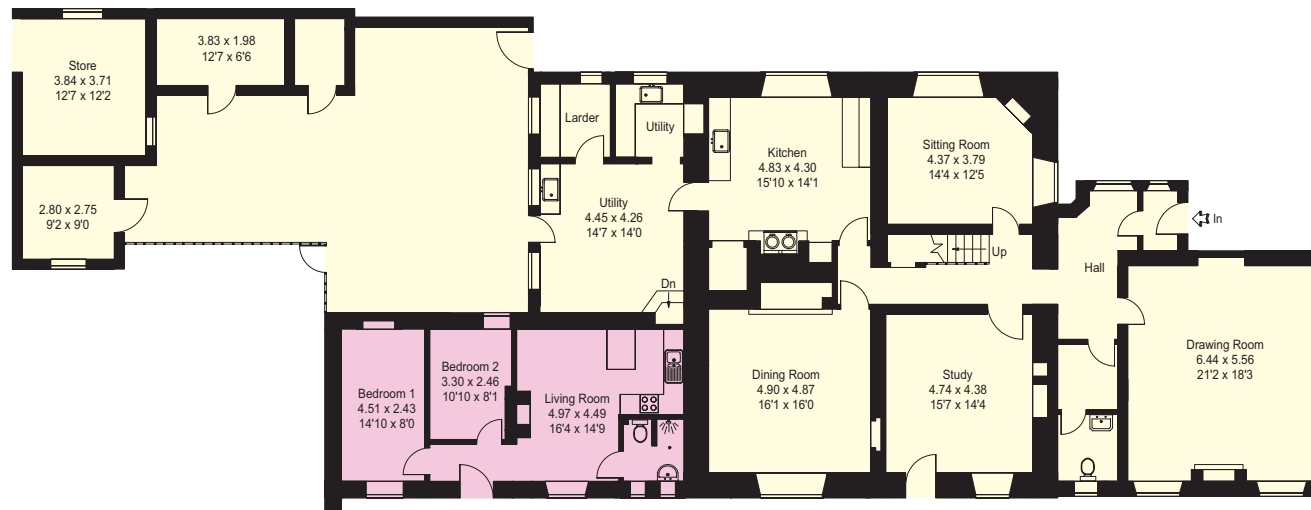
Hardinge Farm originally formed part of the Draycot Estate until it was broken up early in the 20th Century and at the time was occupied by the farm/estate manager. It then became a Preparatory School with associated farm until purchased about 80 years ago by a member of the current owners' family.

The Grade II Listed House lies at the centre of the farm surrounded by very attractive gardens, a substantial range of traditional stone barns and modern style farm buildings. The undulating pasture land is all laid to pasture, however, certain fields have grown arable crops in the past. It would be ideally suited as an equestrian property being situated in the Beaufort Hunt, close to Polo grounds and very accessible to the M4 motorway for access to major events.

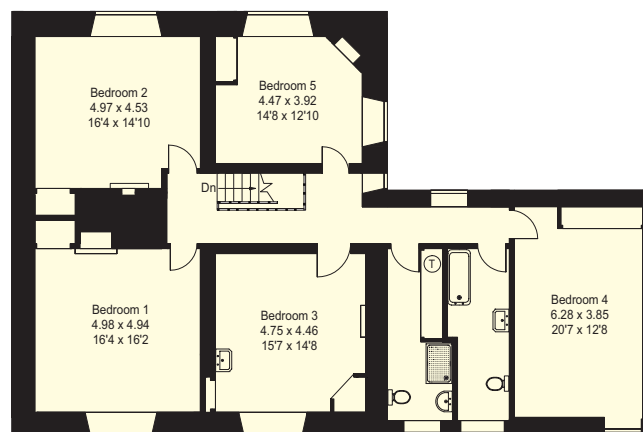
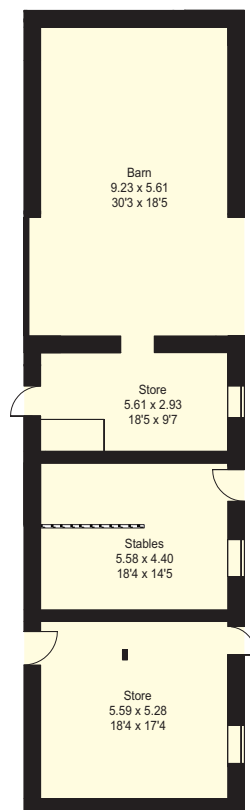
Suitably situated away from the main house is a detached two bedroomed cottage overlooking open farmland.







GROUND FLOOR



FIRST FLOOR

HARDINGE FARM

Gross internal area (approx):

House - 369 sq m / 3,967 sq ft

Annexe - 47 sq m / 502 sq ft

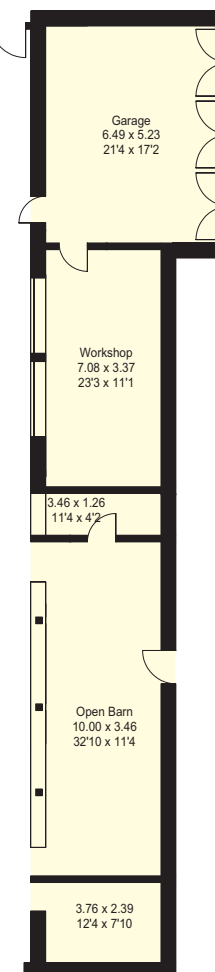
Barn - 129 sq m / 1,392 sq ft

Garage/Workshop - 108 sq m / 1,168 sq ft

Stores - 36 sq m / 383 sq ft

For identification purposes only.

Not to scale.





HARDINGE FARM

Hardinge Farmhouse is a detached five bedroom Cotswold Stone Grade II Listed farmhouse, occupying a south facing position in the centre of the farm. The house has been maintained in excellent decorative order and the attractive gardens are a feature of the property.

The farmhouse has a self-contained cottage/annexe which has been let as holiday accommodation for a number of years with a high occupancy rate and providing a good income stream.

The house is flanked by a substantial stone barn to the west and a range of former stabling to the east currently used for storage.

A range of useful modern farm buildings, formerly used for dairy farming lie to the west of the house and are suitable for a variety of uses, subject to planning.

The house and buildings are approached over a long entrance drive passing through the undulating pasture fields.



GENERAL INFORMATION

METHOD OF SALE

The Farm is for sale by Private Treaty as a whole or in Lots.

TENURE AND POSSESSION

The property is Freehold and sold with vacant possession.

BASIC PAYMENT SCHEME

The Basic Payment Scheme Entitlements are included in the sale subject to the Purchaser paying £400 plus VAT towards the costs of submitting the relevant paperwork to the RPA for transfer.

SERVICES

Private water supply from borehole to house, buildings and land. Mains electricity. Private drainage system to house and annexe.

OUTGOINGS

Current Council Tax Band - G

Rateable value 2015/2016 - £2,557.41

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The property is being sold subject to and with the benefit of all rights including rights of way, whether public or private, light, sport, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not. Rights between lots (if sold separately) will be agreed. A plan of the bridleway and footpath on the farm is available from the Agents.

VAT

Any guide prices quoted or discussed are exclusive of VAT. In the event that a sale of the property or part of the property becomes a chargeable supply for the purposes of VAT, such tax will be payable (or become payable by the purchaser) in addition to the purchase price.

SOLICITORS

Withy King, Northumberland Buildings, Bath BA1 2JE.

Contact: Angus Williams | Tel: 01225 730 100

LOCAL AUTHORITY

Wiltshire Council, Monkton Park, Chippenham SN15 1ER.

www.wiltshire.gov.uk

Tel: 01249 706 111 (General Enquiries).

VIEWINGS

Strictly by appointment through the joint selling agents only:

Carter Jonas 01225 747 270 or

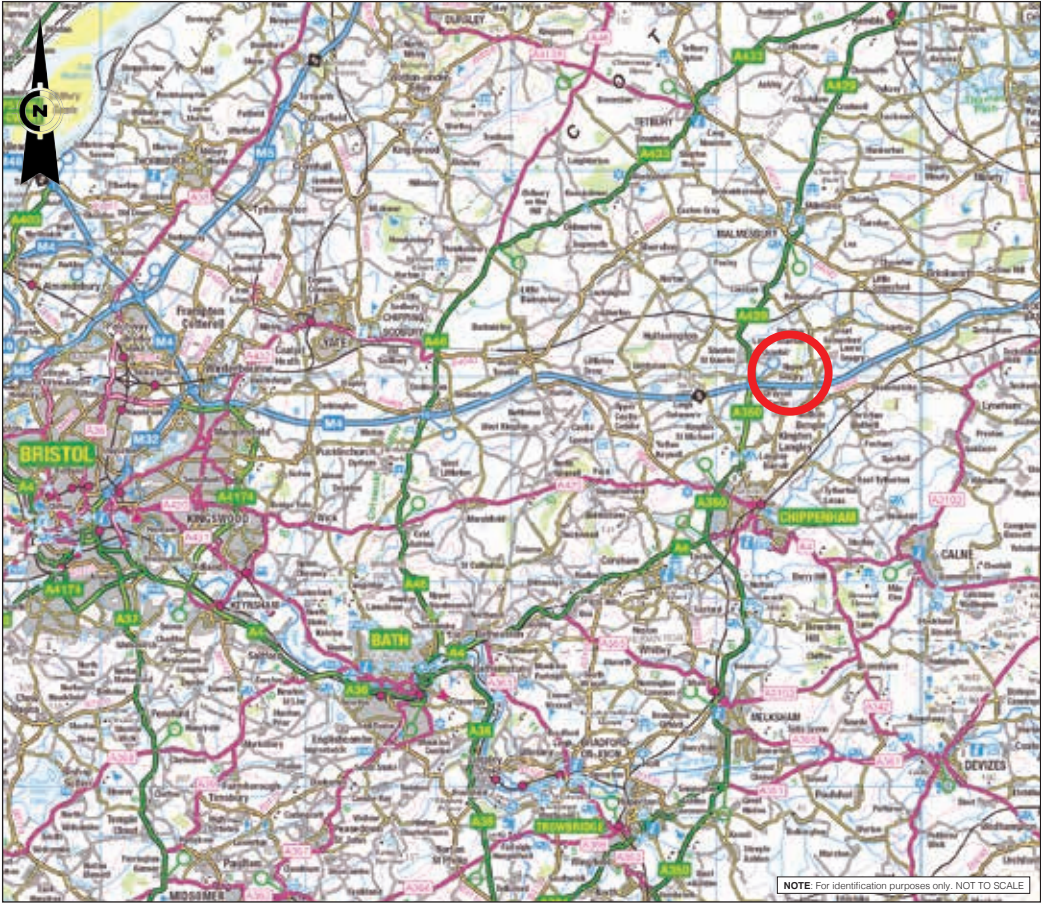
Knight Frank 01285 882 001.

Given the potential hazards of a working farm, we would ask you to be as vigilant as possible when making your inspection for your own personal safety.

DIRECTIONS

From J17 of the M4 motorway proceed north for a quarter of a mile and then first right towards Seagry. Continue for approximately 3 miles and the entrance to Hardinge Farm is situated on the right approximately a quarter of a mile before entering Upper Seagry.



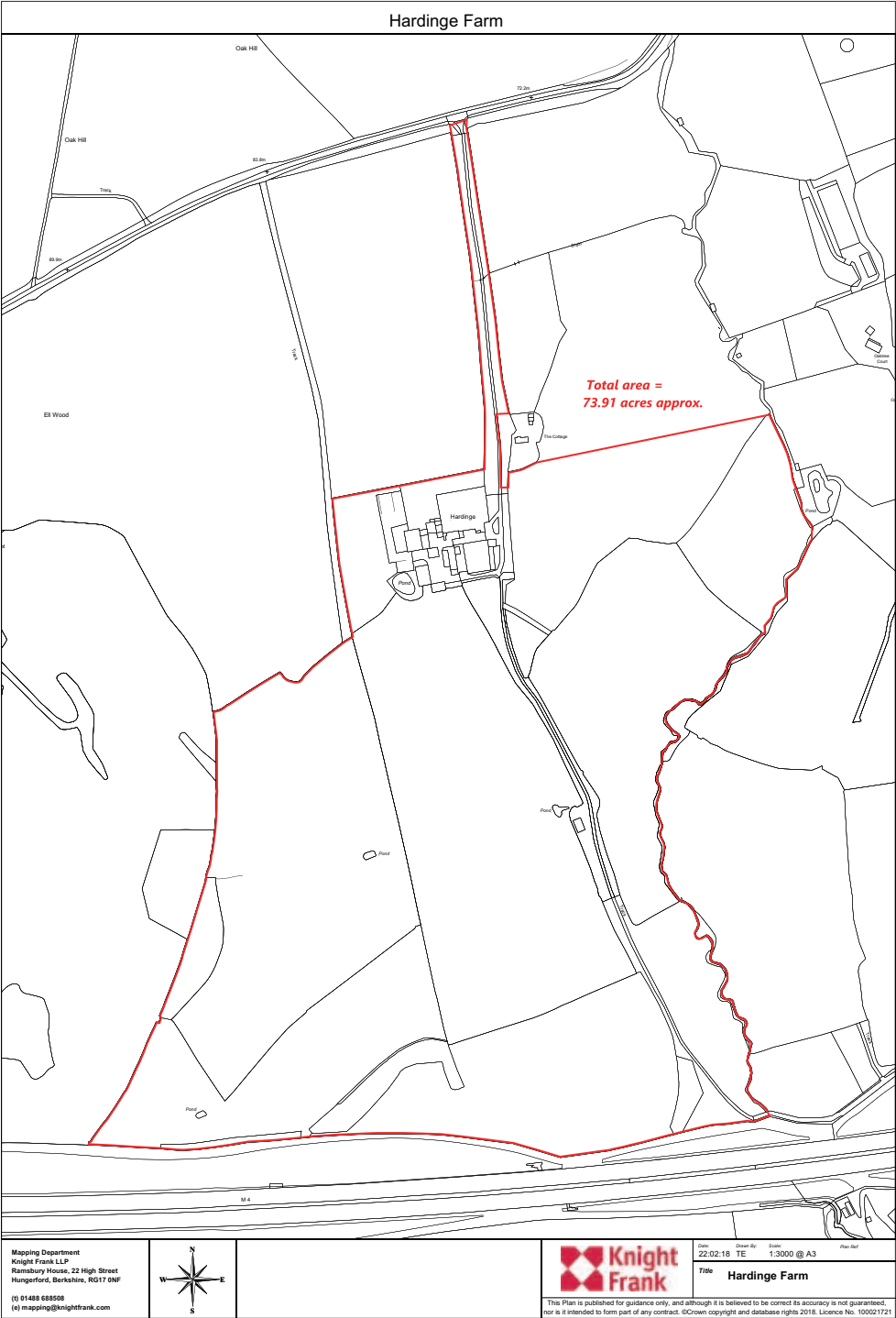


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Photographs taken: July 2015. Particulars prepared: February 2018.



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