



Savernake
Park Farm





Savernake Park Farm

MARLBOROUGH ♦ WILTSHIRE

*Cadley ♦ Marlborough 2.5 miles ♦ Bedwyn 6.5 miles (London Paddington from 71 minutes)
Hungerford 11 miles (London Paddington from 64 minutes) ♦ Newbury 20 miles
London Heathrow 63 miles ♦ London 78 miles.
(Distances and times are approximate).*

A WONDERFUL FAMILY COUNTRY HOUSE SITTING IN
BEAUTIFUL COUNTRYSIDE IN A SOUGHT AFTER LOCATION
IN THE MIDDLE OF 383.64 ACRES.

Entrance hall ♦ Drawing room ♦ Morning room ♦ Sitting room ♦ Family room ♦ Kitchen/Breakfast room
Utility room ♦ Boot room ♦ Cellar.

Master bedroom with dressing room and ensuite bathroom ♦ Five further bedrooms and four further bathrooms.

Beautiful gardens with expansive lawns, herbaceous borders, pond and kitchen garden.

Two bedroom Guest Cottage with sitting room and kitchen ♦ One bedroom staff flat
Courtyard with gun room, workshop, garaging, stables, storage and barn.

Recently constructed modern range of farm buildings ♦ Commercial let ♦ Further range of
farm buildings with potential.

Parkland ♦ Woodland ♦ Arable land ♦ Family shoot.

In all about 383.64 acres.

For sale as a whole.



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Viewing by appointment only.

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the brochure.

THE AREA

The hamlet of Cadley is just 2 miles to the south of Marlborough, to the west of the Savernake Forest and 11 miles west of Hungerford, in a Conservation Area and an Area of Outstanding Natural Beauty. The small hamlet has a garage whilst the village of Wootton Rivers to the south has the Royal Oak pub.



Shopping

Marlborough has an extensive range of shops, restaurants, boutiques and supermarkets including a Waitrose.



Schools

The area is renowned for its excellent prep schools, especially Horris Hill, Cheam, Farleigh and Elstree. Marlborough College is on the doorstep with St Mary's Calne and Downe House nearby, along with Radley College 40 miles away. Newbury and Marlborough have excellent state schools.



Racing

National Hunt racing at Newbury. Lambourn, Valley of the Racehorse, is 14 miles away.



Fishing

The River Kennet flows to the north, the Avon just to the south and the Test is nearby.



Travel

Southampton and Heathrow Airports are both about 1 hour by car. A direct train service runs from Bedwyn to London Paddington in 71 minutes, Hungerford to London Paddington in 64 minutes or from Andover to London Waterloo in 69 minutes. *(Distances and times are approximate.)*





SAVERNAKE PARK FARM

Nestling just 2.5 miles south of Marlborough, Savernake Park Farm sits in a wonderful peaceful position overlooking its own gardens and parkland beyond. The current owners have transformed

Savernake Park Farm from a working farm to an idyllic family home in the middle of 383.64 acres. The moment you arrive at the farm, you realise that it is a very special place.





The stunning manor house has excellent reception rooms which flow beautifully off the spacious entrance which makes it ideal for both entertaining and family life. The ground floor has a wonderful open plan feeling with a kitchen, breakfast area and sitting room, morning

room, drawing room and family room, all of which have wonderful views over the gardens and land. In addition is a boot room, utility room, WC and cellar.









On the first floor, beyond the master bedroom with its dressing room and ensuite bathroom, are 3 bedrooms with 2 bathrooms along with 2 further bedrooms and bathrooms on the second floor.





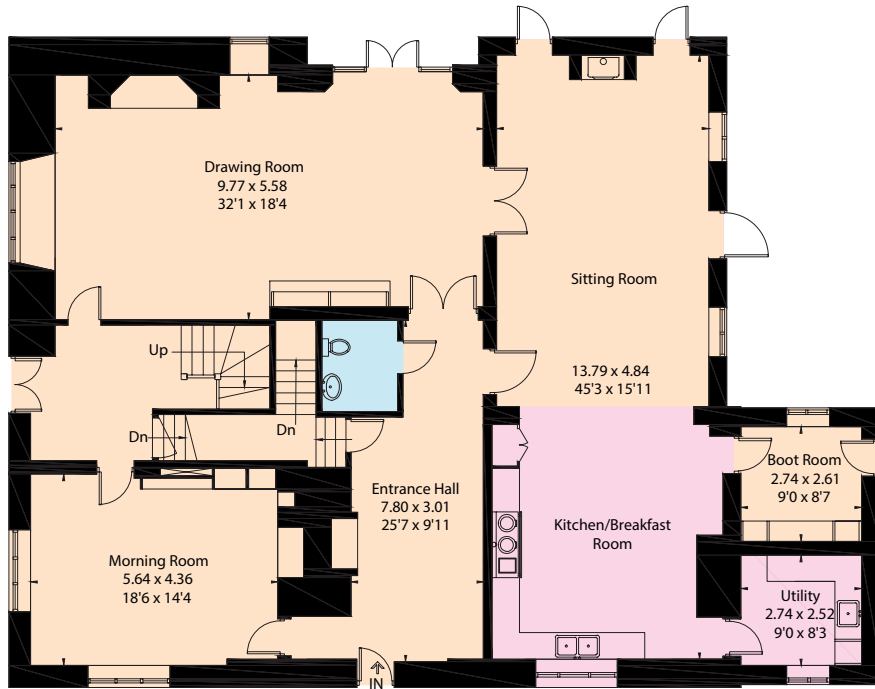
There is a stunning terrace on the west side of the house with sitting areas, outdoor fire place and beautiful views making it ideal of outdoor entertaining. The gardens round the house boast expansive lawns, beautiful herbaceous borders, orchard, vegetable garden, chicken run and pond.

Just to the north east of the house is a gravelled parking area with easy access to the back door.

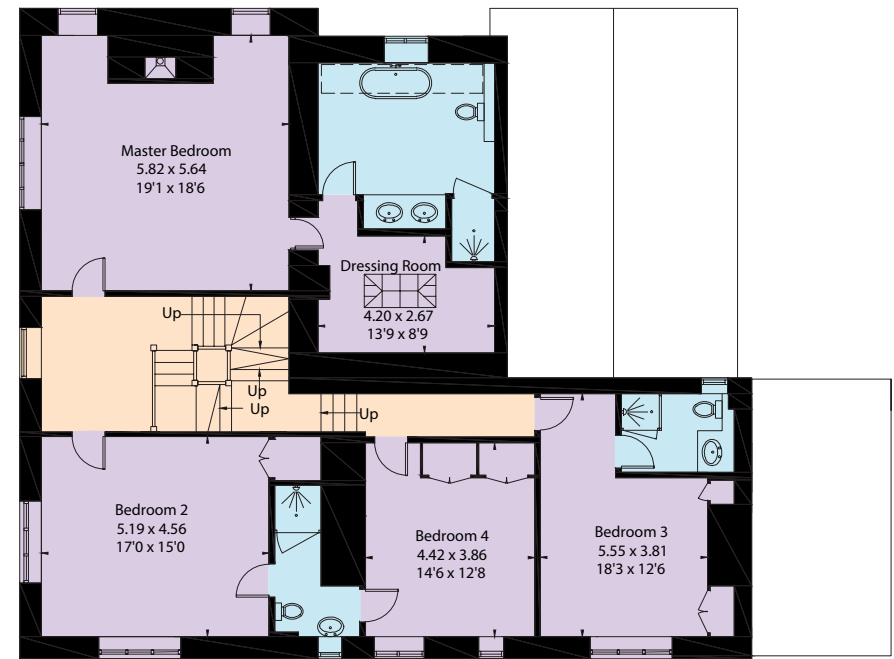




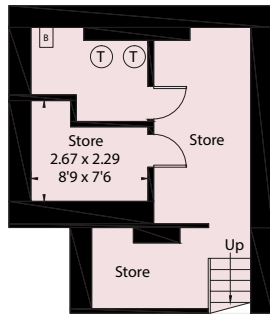




Ground Floor



First Floor



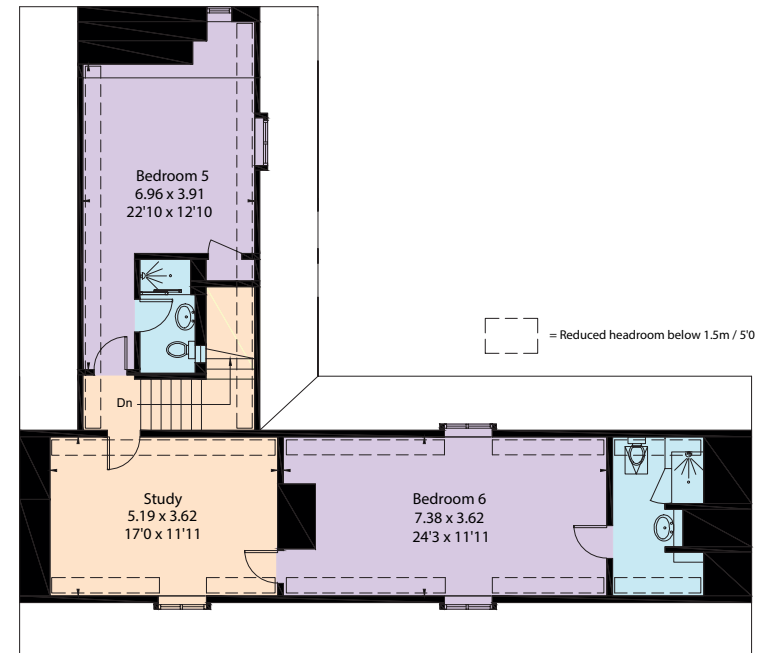
Cellar

Approximate Gross Internal Floor Area:

House - 511.6 sq m / 5,507 sq ft

For identification only, not to scale.

- Reception room/General living area/Circulation area
- Work room, i.e. Kitchen/Workshop/Utility
- Bedroom/Dressing room
- Bathroom
- Vaults/Storage

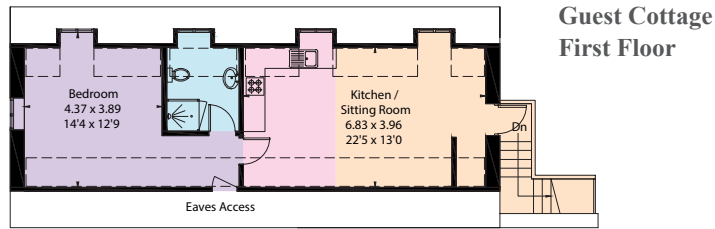
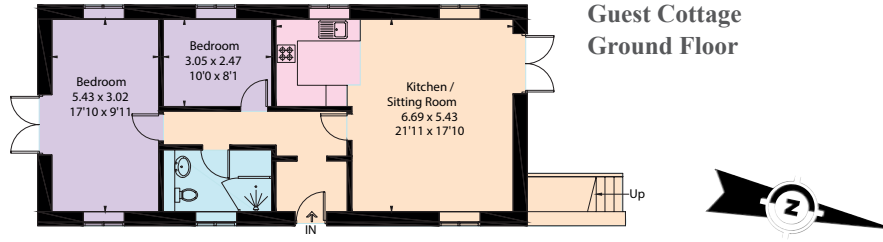


Second Floor

COURTYARD

A short walk to the north east of the house is a gravelled courtyard with circular lawn around which is the timber clad Guest Cottage which has a bedroom, bathroom, kitchenette, sitting room and second bedroom. Above the Guest Cottage, with a separate access, is a one bedroom staff flat with bathroom and open plan kitchen and sitting room.

Beyond are a series of outbuildings with extensive garaging and storage along with a gun room, stables and large 6 bay barn.



Approximate Gross Internal Floor Area:

Guest Cottage - 124.1 sq m / 1,336 sq ft

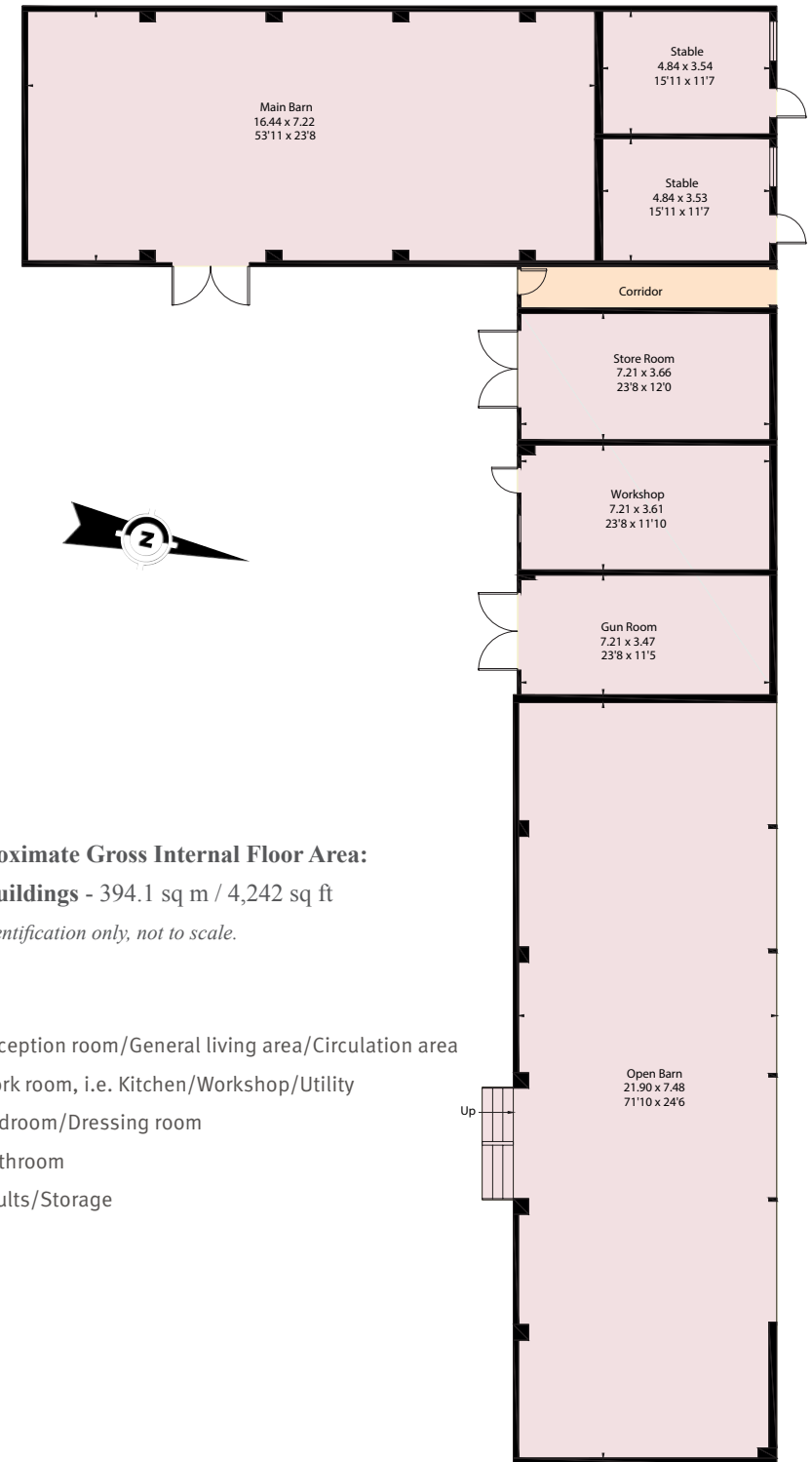
For identification only, not to scale.

- Reception room/General living area/Circulation area
- Work room, i.e. Kitchen/Workshop/Utility
- Bedroom/Dressing room
- Bathroom
- Vaults/Storage





Outbuildings



Approximate Gross Internal Floor Area:

Outbuildings - 394.1 sq m / 4,242 sq ft

For identification only, not to scale.

- Reception room/General living area/Circulation area
- Work room, i.e. Kitchen/Workshop/Utility
- Bedroom/Dressing room
- Bathroom
- Vaults/Storage

THE LAND

The house sits beautifully in the centre of its land with two long drives coming in from either end of the farm. The land is a delightful mix of arable, pasture and mixed woodland and supports an enjoyable family shoot.

The current owners believe in the conservation of the land, are entered into the Countryside Stewardship Scheme and the farm attracts and abundance of flora and fauna.

The arable land extends to approximately 355 acres and is farmed on a profit share agreement with a local contractor and runs until 30th September annually.

There are 29 acres of pasture that are let annually on a grazing licence which runs from 1st March to 31st October.









FARM BUILDINGS

Off the back drive to the north east of the farm are an extensive range of farm buildings which range from two brand new open span steel farmed buildings, a commercial let and extensive further farm buildings. This is large footprint of buildings that have huge potential for a variety of uses from agricultural and commercial lets to equestrian and car storage. There are further income producing assets with a solar array and mobile phone mast. In addition there are a further traditional buildings across the farm that could have future potential.





GENERAL REMARKS AND STIPULATIONS

METHOD OF SALE

The property is offered for sale freehold with the benefit of vacant possession subject to farming arrangements.

BASIC PAYMENT SCHEME

The vendors will use their reasonable endeavours to transfer the Basic Payment Scheme entitlements to the purchaser. The current harvest entitlements are reserved for the vendor.

COUNTRYSIDE STEWARDSHIP SCHEME

There is a Countryside Stewardship Scheme that runs until 31st December 2021. The purchaser will be required to take over the existing scheme.

SPORTING, TIMBER AND MINERAL RIGHTS

The sporting and timber rights are included in the freehold sale. The mineral rights are retained by The Crown Estate.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The property is offered for sale subject to and with the benefit of all rights of way either public or private, all easements, wayleaves and other rights of way whether they are specifically referred to or not.

PLANS, AREAS AND SCHEDULES

These are based on the Ordnance Survey and are for reference only. They have been checked and completed by the vendor's agents and the purchaser will be deemed to satisfy himself as to the description of the property. Any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

SERVICES

Private water and drainage. Oil fired central heating.

FIXTURES AND FITTINGS

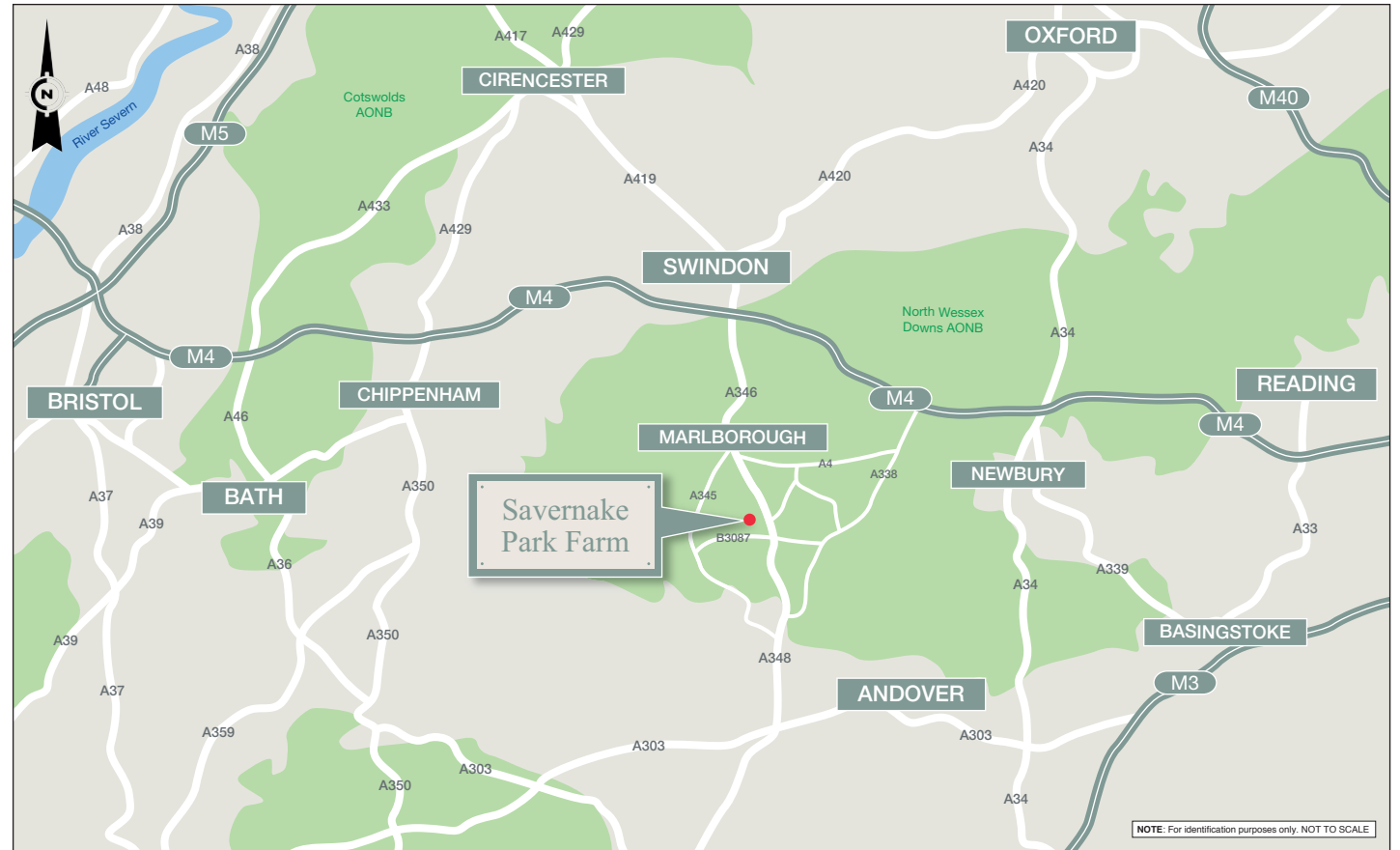
All fixtures, fittings and chattels whether referred to or not are specifically excluded from the sale, including carpets, curtains, light fittings, free standing domestic and electrical items, garden machinery and agricultural machinery.

VAT

Any guide price quoted or discussed are exclusive of VAT and in the event that the sale of the property, or part of it, or any rights attached to it becomes chargeable for the purposes of VAT, such tax will be payable by the purchaser. The VAT position relating to the property may change without notice.

EPSCS

The energy performance certificates are attached with the brochure but should they become detached please contact the vendor's agent for further details.



DIRECTIONS: (DO NOT RELY ON SAT NAV)

From London take the M4 west to junction 14 and head south on the A338 to Hungerford. On reaching Hungerford, turn right at the roundabout at the bottom of the hill and over the next two following signs to Marlborough and the A4.

Follow the A4 for 5 miles turning left to Great Bedwyn railway station and head south west for 1.4 miles before turning right at a wooded triangle signed to Savernake and Burbage. Follow the lane for 1.6 miles turning right to Easton Royal and Pewsey, followed by the next right after ½ a mile onto the A346 to Marlborough and Cadley.

After 1.2 miles turn left slightly back on yourself to Wootton Rivers and the discrete entrance and drive will be on the right hand side after ½ a mile.

VIEWINGS

All viewing are strictly by appointment with the vendor's agents.

IMPORTANT NOTICE

Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Knight Frank LLP does not have authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

VAT: The VAT position relating to the property may change without notice.

Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934. Our registered office is 55 Baker Street, London, W1U 8AN, where you may look at a list of members' names.

Photographs Dated: May 2018.

Particulars Dated: May 2018.

