



HOGGINGTON FARM

Hoggington Lane, Southwick, Trowbridge, Wiltshire, BA14 9NR

BROWN & CO

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Attractive House, Equestrian Barn and Paddocks extending in all to 6.63 acres (2.68Ha)

FOR SALE BY PRIVATE TREATY

LOCATION

Hoggington Farm lies to the west of village of Southwick just off Hoggington Lane, (a no through road). Southwick is situated to the south west of the county town of Trowbridge some 3 miles away where there exists a full range of facilities. Rail service from Trowbridge to Bath is 17/24 minutes (approx.).

See location plan within these particulars for exact position of the property.

WHAT 3 WORDS LOCATION SEQUENCE

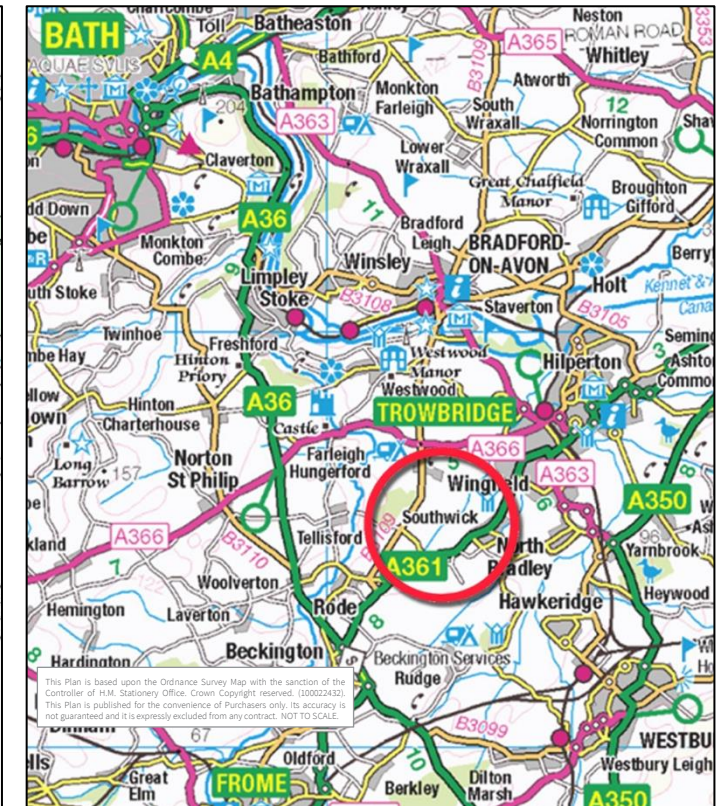
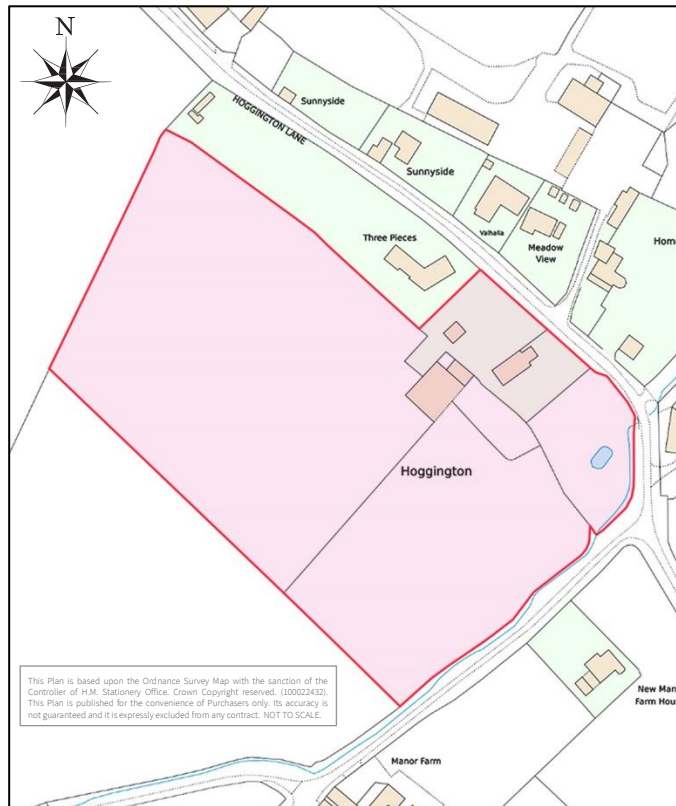
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DESCRIPTION

The farmhouse at Hoggington Farm was constructed during the 1980's of reconstituted stone walls under pitched timber roofs with concrete tile coverings and has accommodation extending to 4 bedrooms over two floors.

To the south east of the property lies an extended garden area mainly down to lawns with feature pond, to the south west of the Farmhouse is the equestrian centre comprising some seven boxes and two stores with large central circulation area, also a separate double garage.

There are 2 pasture paddocks and in total the property extends to some 6.63 acres (2.68 hectares).



6 Manor Park, Banbury, Oxfordshire OX16 3TB
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The accommodation comprises entrance porchway leading to spacious entrance Hallway, cloakroom off with wash hand basin and WC, Kitchen/Breakfast Room with a range of built in units, sink and oven and hob, door to Utility Room with Belfast sink, range of units with door to front elevation. Dining Room, Lounge with open hearth fireplace and patio doors to rear elevation (south east).

From entrance hallway stair rising via mezzanine landing to a central first floor landing, Master Bedroom with En-suite Bathroom with shower cubicle, WC and wash hand basin. Bedroom 2, Bedroom 3 and Bedroom 4/Study off landing storage cupboard and Family Bathroom with suite of bath, wash hand basin and WC.

The property extends in all to total area of some 170.4m²(1,834sqft).

SERVICES

Mains water and electricity are connected to the property. Drainage is to a private system. Central heating oil fired unit to radiators.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of D.

TENURE AND POSSESSION

Freehold with Vacant Possession upon completion.

VIEWING

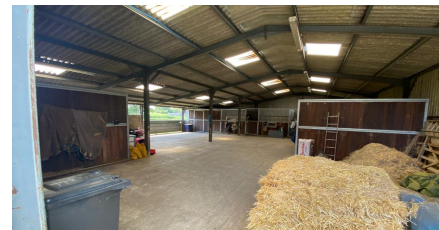
Viewings are strictly by appointment with Brown&Co:
David Thorpe | 01295 220223 | david.thorpe@brown-co.com
Lucy Elcock | 01295 220215 | lucy.elcock@brown-co.com

BOUNDARIES

The Purchaser shall be deemed to have full knowledge of all the boundaries and neither the Vendor nor the Vendor's agents will be responsible for defining the boundaries nor their ownership.

ANTI MONEY LAUNDERING LEGISLATION

In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.



COUNCIL TAX

Hoggington Farmhouse is Council Tax Band F - £3,173.45 (Wiltshire charge for Southwick 24/25)

LOCAL AUTHORITY

Wiltshire Council – 0300 4560 100
customerservices@wiltshire.gov.uk

PLANS, AREAS & SCHEDULES

Plans included within these particulars are for identification purposes only and shall not form part of any contract or agreement for sale.

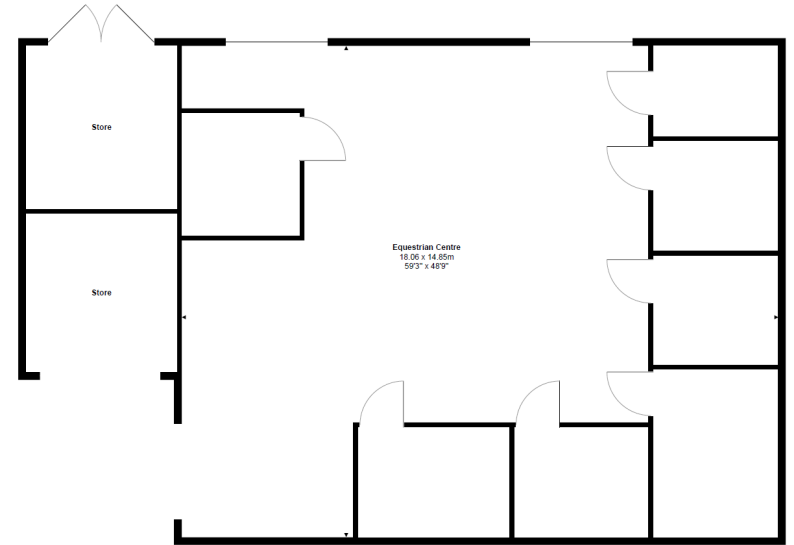
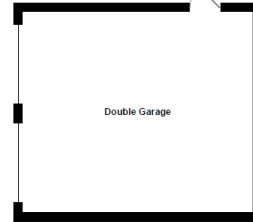
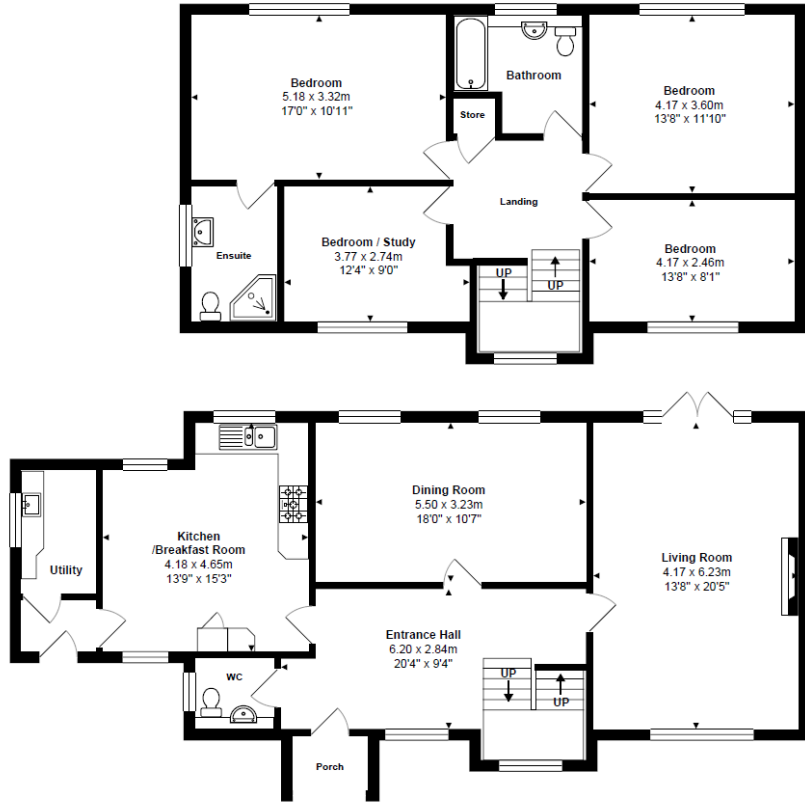
GENERAL REMARKS & STIPULATIONS

These particulars are Subject to Contract.

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Total Area: 170.4 m² ... 1834 ft² (excluding double garage, equestrian centre, store)

IMPORTANT NOTICE: This floor plan is intended to support interested parties in visualising a property's internal layout. All measurements, while within acceptable tolerances, are approximate and for illustrative purposes only. (Not drawn to scale)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092.

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