



1 & 2 Manor Farm Cottages, Ham

Myddelton&Major

Drone view of rear gardens of 1 & 2 Manor Farm Cottages





1 & 2 Manor Farm Cottages, Ham Marlborough, Wiltshire, SN8 3RG

Both properties have stunning countryside views

Each cottage include the following:

- Dining Room
- Three Bedrooms
- Sitting Room
- Bathroom
- Kitchen
- Gardens

Planning

1 & 2 Manor Farm Cottages present an exciting opportunity to either renovate two farm cottages or redevelop the site as a whole.

Pre-Application consultation confirmed in principle that the cottages could be redeveloped & replaced with 2 new separate buildings.

Please contact the Agents for a copy of the Pre-App.

The Properties

1 & 2 Manor Farm Cottage are built of brick elevations under a tiled roof. The properties require some updating and have the potential to improve and extend, subject to appropriate planning consents being granted.

Outside

The cottages are set back from the road in an elevated position. Each has its own separate vehicle access with good car parking. Both properties have level gardens mainly laid to lawn.

A pair of cottages for renovation or redevelopment.

Potential building plots (subject to planning)

All standing in gardens amounting to 0.35 acres (0.142 hectares)

Tenure: Freehold

Size: 1,945.9 ft²

EPC Rating: D (62 & 78)

Council Tax Band: C



3



2



2



3

Services - Mains electric, water & drainage. Oil fired central heating - No. 1 cottage only. Electric heating - No. 2.

Hungerford 3 Miles • Andover 12 Miles • Marlborough 12 Miles • Newbury 11 Miles



Sitting room - No 2 Manor Farm Cottages



Dining Room - No 2 Manor Farm Cottages



Kitchen - No 1 Manor Farm Cottages



Sitting Room- No 1 Manor Farm Cottages



No 1 Manor Farm Cottage from rear garden



The extent of the properties is outlined in blue.

Note: This is for identification purposes only.

Location

The cottages are situated on the outskirts of the very popular village of Ham in a rural location with marvellous countryside views. The picturesque village of Ham is close to the eastern Wiltshire border adjoining Berkshire and Hampshire. It is about 4 miles from the town of Hungerford which connects to the M4 at Junction 14. Hungerford has a range of shops, pubs and restaurants as well as has many amenities including its own library, health centre, leisure centre and swimming pool.

The nearest state primary school is 1.5 miles away in the village of Shalbourne which also has a shop and post office. There are a good range of private schools in the area and Secondary schools are in Hungerford and Marlborough.

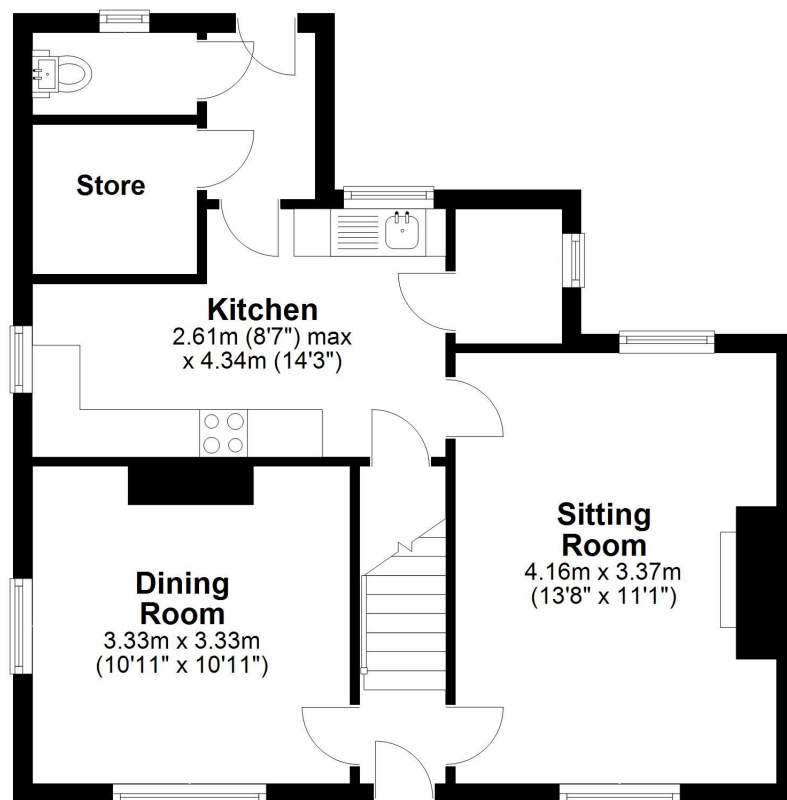
The nearest mainline stations are Great Bedwyn & Hungerford on the London Paddington/ Penzance line. Andover is accessible for the London Waterloo/Exeter line.

The parish of Ham is set in a lovely Area of Outstanding Natural Beauty beneath Ham Hill, part of the North Wessex Downs. Ham has a church, village hall, local shops and a pub.

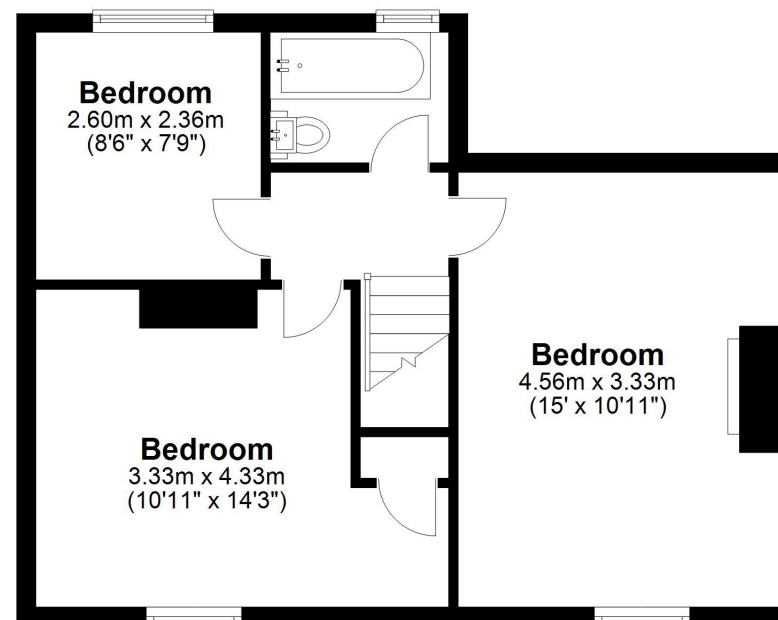


Floorplan - 1 Manor Farm Cottages, Ham

Ground Floor



First Floor



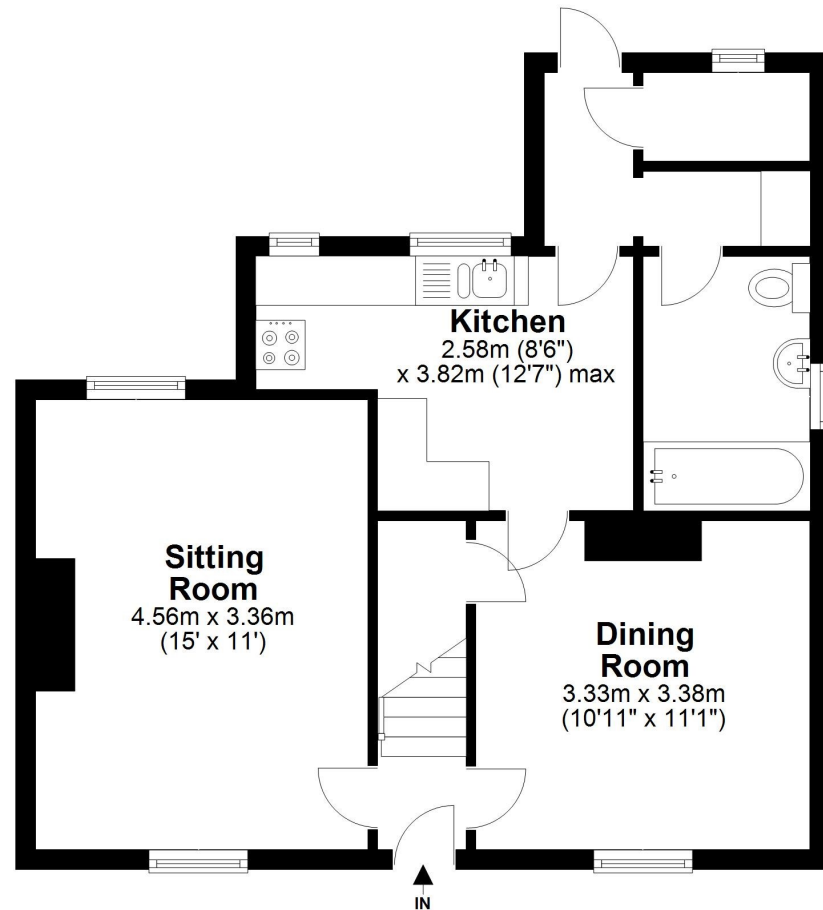
Total area: approx. 89.3 sq. metres (961.7 sq. feet)

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Plan for illustration only. Windows and doors are approximate. Whilst care is taken preparing this plan, please check details before making decisions reliant upon them. Measured and drawn to RICS guidelines

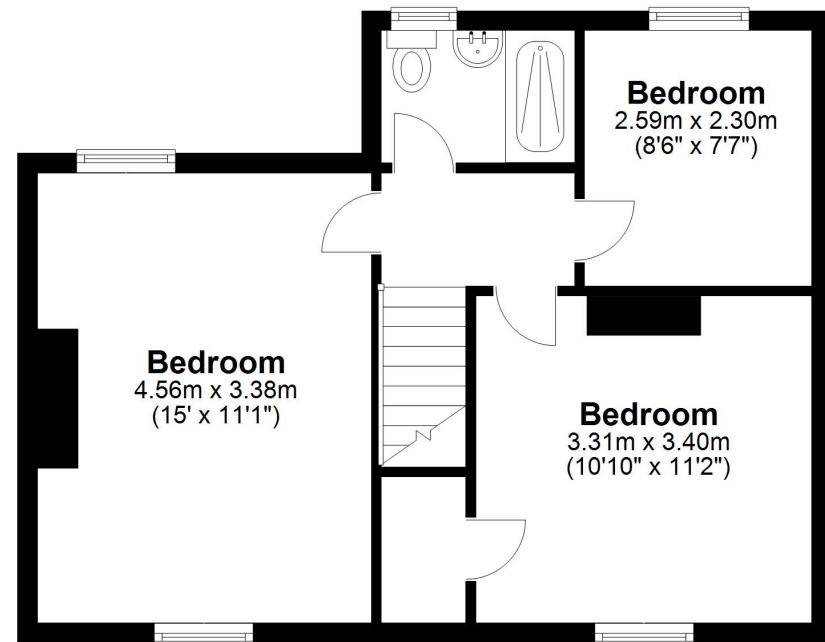
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Floorplan - 2 Manor Farm Cottages, Ham

Ground Floor



First Floor



Total area: approx. 91.4 sq. metres (984.2 sq. feet)

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