











A semi detached former farm cottage set in large gardens with unspoilt rural views on the edge of the picturesque village of Ham

Tenure: Freehold

Size: 984.2 ft<sup>2</sup>

EPC Rating: D (62)

Council Tax Band: C



3



2



1



3

**Services** - Mains electricity and water. Private drainage. Oil fired central heating. Ofcom suggests broadband download speeds of up to 1800 Mbps and that most major mobile networks will likely have no or limited connectivity in the area.

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

## 1 Manor Farm Cottages, Ham, Marlborough, Wiltshire, SN8 3RG

- Entrance Hall
- Sitting Room
- Dining Room
- Kitchen
- Utility
- Pantry
- Cloakroom
- Three Bedrooms
- Family Bathroom
- Large Gardens

### The Property

No. 1 Manor Farm Cottage is a semi-detached house of brick elevations under a tiled roof. The accommodation is of good proportions with many of the rooms having fireplaces adding character. A degree of modernisation would be required to bring the property up to current standards but it has great potential.

### 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.

No. 1 Manor Farm Cottages—guide price £545,000

No. 2 Manor Farm Cottages—guide price £525,000

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

### Outside

The cottage is set back from the road in an elevated position. It has vehicle access with good car parking to the side of the property. The cottage has a large rear garden mainly laid to lawn and a garden shed.









### 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.

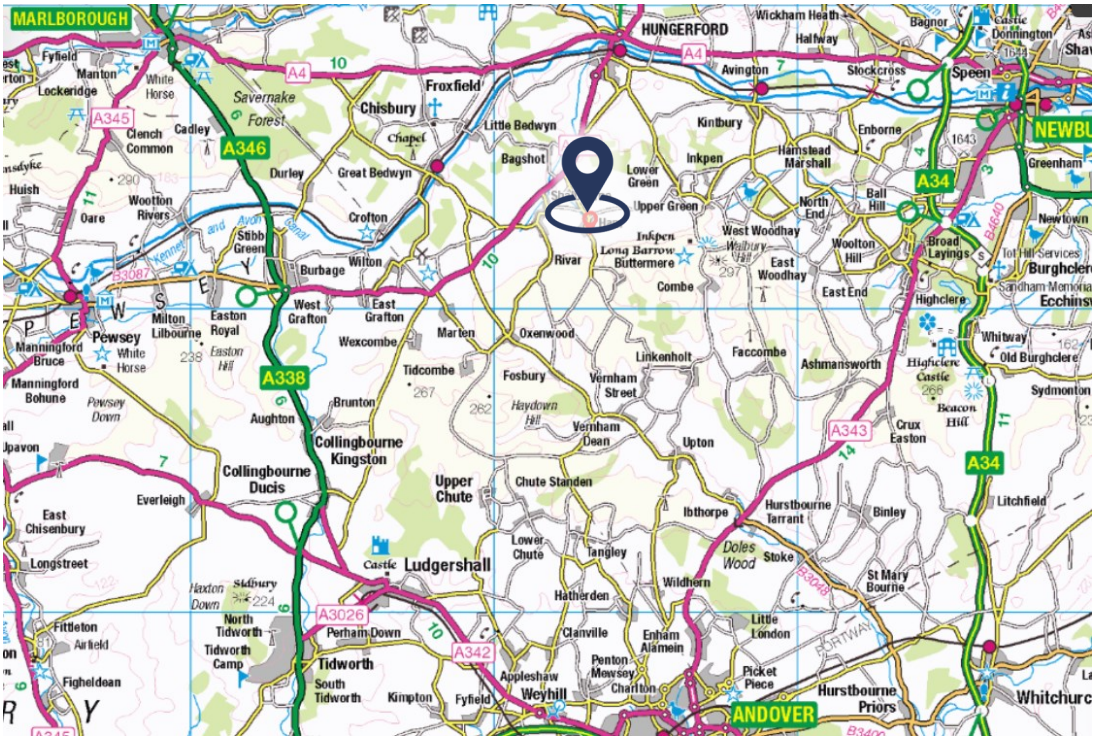
The nearest mainline stations are Great Bedwyn & Hungerford on the London Paddington/ Penzance line. Andover is accessible for the London Waterloo/Exeter line.

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.



The extent of No. 1 Manor Farm Cottages is outlined in red.

**Note:** This is for identification purposes only.





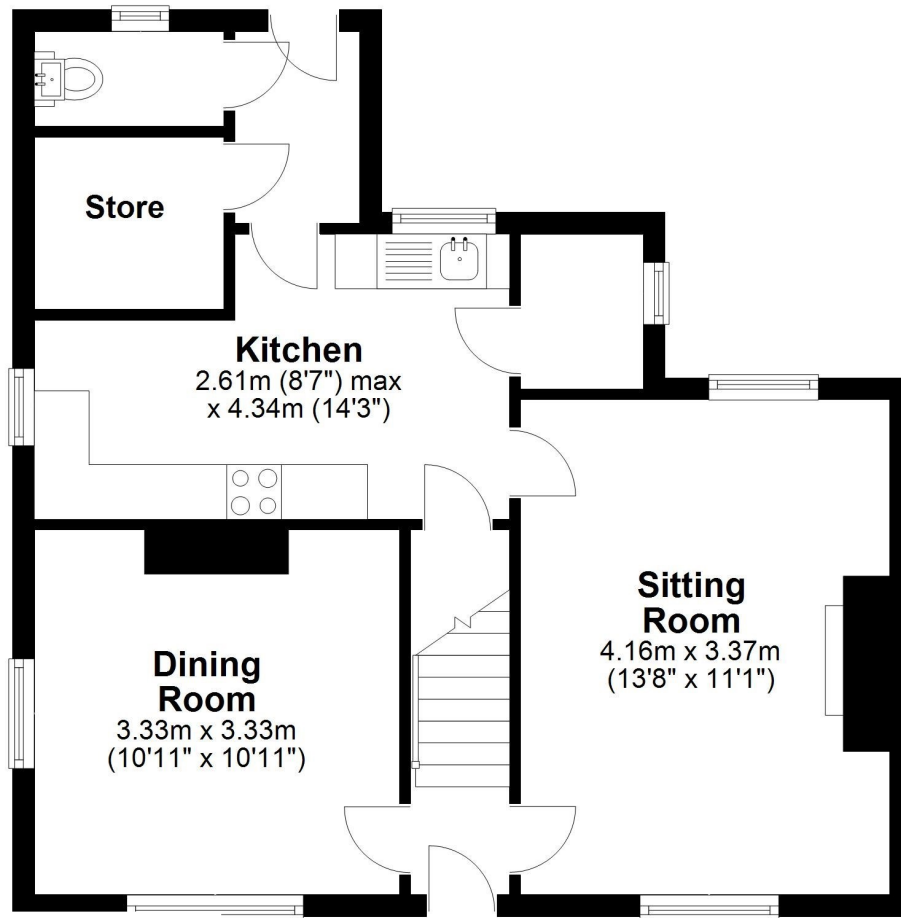
1 & 2 Manor Farm Cottages - potential to purchase as a whole  
for redevelopment or to purchase separately



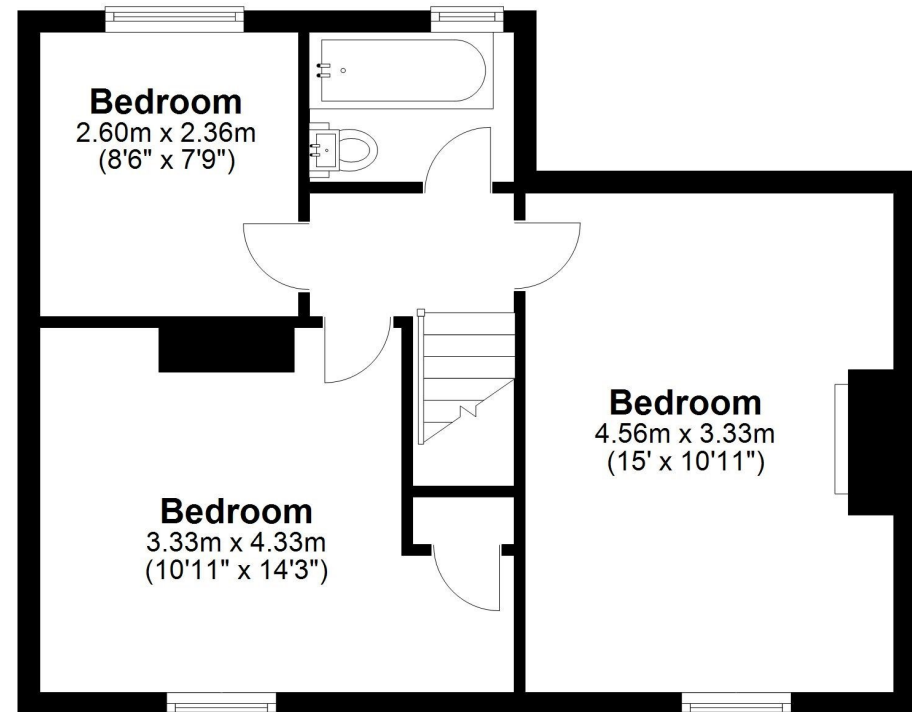


## No. 1 Manor Farm Cottages - Floor plan

### 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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