



SMITHS FARM

Where storybook charm meets modern day living...



Contact us at:
With its thatched roof, sweeping round tower, and striking façade, Smiths Farm is unlike anything else on the market.

HISTORY MEETS GRANDEUR

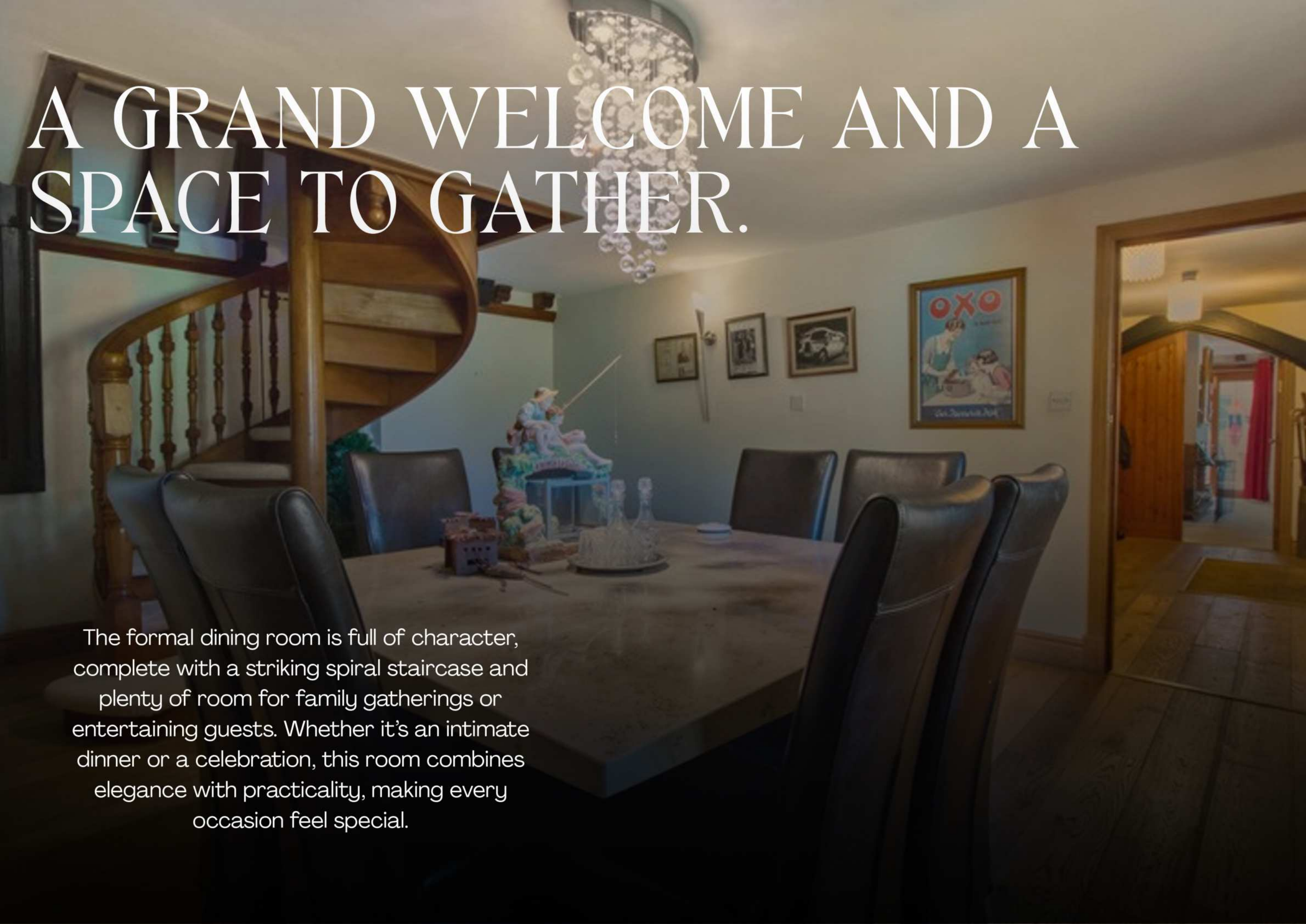
Smiths Farm has proudly stood as a local landmark since the late 16th century, embodying centuries of character and charm. Much of the current structure, including its iconic vaulted lounge with mezzanine gallery, was rebuilt in 1986, elegantly blending classic heritage with practical modernity. This fusion of eras gives the space its uniquely enchanting atmosphere: timeless yet thoroughly livable.

The image shows a spacious living room with a high, vaulted ceiling made of dark wooden beams. A mezzanine gallery with a wooden railing is visible above the main floor. The room is furnished with a large, dark leather sofa on the left, a coffee table in the center, and a long wooden sideboard on the right. A large grandfather clock stands on the far right. The room is well-lit, with natural light coming from windows. The overall atmosphere is warm and inviting.

THE HEART OF THE HOME

The living room is the heart of Smiths Farm, with its vaulted ceiling, exposed beams and mezzanine gallery creating a dramatic yet welcoming space. Flooded with natural light and opening onto the gardens, it's perfect for cosy evenings or entertaining in style.

A GRAND WELCOME AND A SPACE TO GATHER.

A photograph of a formal dining room. On the left, a wooden spiral staircase with a dark wood banister and spindles curves upwards. In the center, a large, dark wood dining table is set with a white tablecloth, a centerpiece of a small house and a cake, and several glass decanters. Dark leather chairs are arranged around the table. Above the table hangs a large, ornate chandelier with many small lights. The walls are light-colored and decorated with several framed pictures, including a large one with the word 'OXO' and a smaller one with a car. To the right, a doorway leads to another room with a red curtain.

The formal dining room is full of character, complete with a striking spiral staircase and plenty of room for family gatherings or entertaining guests. Whether it's an intimate dinner or a celebration, this room combines elegance with practicality, making every occasion feel special.

ENTERTAINMENT WITHOUT LEAVING HOME

Smiths Farm is built for more than everyday living, it's a home that makes entertaining easy. The dedicated cinema room and games room turn nights in into something special, offering space to relax, play, and enjoy time with family and friends.



THE KITCHEN

The kitchen at Smiths Farm is both stylish and practical, a space designed for family life and entertaining. With its central island, sleek cabinetry and quality appliances, it blends modern convenience with the home's unique character.

DESIGNED FOR LIVING AS MUCH AS COOKING.

- Central island with hob , perfect for casual meals and entertaining
- High-spec appliances, integrated for a seamless finish
- Plenty of storage, practical as well as beautiful
- Light-filled design, a welcoming hub at the heart of the home



RELAX AND RECOVER

Adding a touch of luxury to everyday life, the private sauna at Smiths Farm offers a space to relax, recharge and unwind without leaving home. Tucked just off the orangery, it's the perfect retreat after a long day, whether for soothing muscles, clearing the mind, or simply enjoying a moment of calm in your own wellness corner.

UPSTAIRS RETREATS & THE MASTER SUITE

The upper floor of Smiths Farm is where character meets comfort. Each room carries its own charm. With exposed beams, unique rooflines, and views over the gardens, creating private sanctuaries away from the bustle of daily life.



Alongside the master, two further double bedrooms each benefit from their own private en-suite facilities. One offers a generous layout with a full en-suite shower room, providing both comfort and independence, while the other features a half en-suite with WC. Both rooms carry the same charm found throughout Smiths Farm, with unique rooflines, exposed beams, and views over the gardens, creating private retreats that feel warm and welcoming.

PRIVATE SPACES DESIGNED FOR REST



The bathrooms at Smiths Farm combine modern convenience with touches of luxury, giving the home a perfect balance of practicality and style. The master is finished with quality fittings and a calming design. Two further bedrooms enjoy their own en-suite facilities. One with a full shower room and the other with a half en-suite, offering flexibility for family or guests. A family bathroom with freestanding tub completes the picture, ideal for long soaks or busy mornings alike.

BATHROOMS & EN-SUITES

THE GROUNDS

AT SMITHS FARM

A private haven with space to enjoy every season.

SPACE, PRIVACY AND COUNTRYSIDE CHARM

Smiths Farm sits within mature gardens that wrap around the property, offering a sense of privacy and tranquillity rarely found so close to town. A sweeping gated gravel driveway provides generous parking, framed by established greenery that gives the home its timeless approach.

To the rear, the gardens are a peaceful retreat, ideal for summer gatherings, morning coffee outdoors, or simply soaking up the quiet surroundings. With plenty of space for children to play, pets to roam, or keen gardeners to make their mark, the grounds are as versatile as they are beautiful.



- Approx. 4,100 sq. ft.
- Four bedrooms, four bathrooms (including three en-suites plus a downstairs toilet)
- Vaulted lounge with gallery
- Formal dining room
- Kitchen/diner with island
- Cinema room, games room & orangery
- Sauna room
- Mature gardens and generous parking



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