



# 3 ELM FARM COTTAGES AND LAND

Hamstead Marshall, Newbury, Berkshire RG20 0HR



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Newbury 5 miles

Hungerford 5.7 miles

Marlborough 16.1 miles

London Paddington from Newbury – 50 minutes

(Distances are approximate)

A unique opportunity to acquire 46.36 acres of land and buildings with a 3-bedroom end of terrace dwelling, subject to Agricultural Occupancy Conditions, in a picturesque village of Hamstead Marshall, just outside Newbury.

Available as whole or in 3 Lots.

## MAIN HOUSE

Porch | Store Room | Entrance Hall  
Open Plan Kitchen and Dining Room | Sitting Room  
Three bedrooms | Two Bathrooms  
**(In all about 104.67m<sup>2</sup>/ 1127ft<sup>2</sup>)**

## OUTSIDE

Gardens laid to lawn with patio  
Driveway | Pole Barn | Agricultural Barn  
Pasture & Woodland in various parcels

**In all about 46.36 acres (18.76 hectares)**





## **LOT 1 - DWELLING (SUBJECT TO AOC), PASTURE LAND AND POLE BARN IN 6.65 ACRES**

### **3 ELM FARM COTTAGES**

3 Elm Farm Cottages is a 3-bedroom end of terrace dwelling, (the occupation of which is tied to those working, or last employed in agriculture), finished to a high standard with recent renovations made to the kitchen and living area. The property lies in the sort after village of Hamstead Marshall and enjoys views across the North Wessex Downs.

The property is ideal for anyone looking for buildings and land suitable for an agricultural or forestry based business with a well-appointed, modern house.

The house itself comprises a covered porch with an adjacent store room and has an interior hallway that passes a downstairs bathroom with WC and leads to the open plan kitchen and dining room. The Kitchen has features such as a Belfast Sink and a double electric oven. The living room has an open fireplace and French doors that leads out to the garden.

Situated upstairs in the dwelling are two generous double bedrooms with fitted wardrobes that enjoy views of the garden and share a family bathroom. There is a single bedroom that has the potential for other uses.

Each room offers plentiful natural light with large openings and windows.

The property has double glazing windows throughout and has fast broadband speeds. The residence enjoys oil-fired central heating and is linked to mains water, electric and drainage.

### **OUTSIDE**

The entrance to the property and track is secured by a double gate. This leads to the driveway of the house, where there is a large gravel area with ample room for car parking. The garden of the property is well-maintained and enjoys sunlight through-out the day. This lot comes with ownership of the track that leads to the parcels of land of Lot 1. Off the track at the rear of the house, is a pole barn for general use and is approximately 61m<sup>2</sup>. Further down the track, is 3.83 acres of pasture land which is split into two parcels and is fenced with stock-proof fencing, perfect for grazing livestock. Adjacent to this land, is a small copse measuring 1.60 acres. If sold separately Lot 1 will be sold with a Right of Way being reserved across to provide access to Lot 2.





### **LOT 2 – 19.73 ACRES OF PASTURE LAND AND AGRICULTURAL BARN**

Opposite Lot 1, sits 19.27 acres of pasture land and a new 184m<sup>2</sup>, 4 bay steel portal framed agricultural building with a yard area. A historic Agriforestry Scheme was undertaken on part of this Lot, however the land is currently grazed and used to cut hay.

Access is available via the track at lot 1.

### **LOT 3 – 20.98 ACRES OF PASTURE LAND**

North of the property lies Lot 3 which involves parcels of land, perfect for making hay or grazing livestock. All parcels are fenced with stock-proof fencing and are in great condition. Access is via Park Lane and there is also a track that connects the two parcels which has two entrances.

### **SITUATION**

3 Elm Farm Cottages is superbly located in the glorious North Wessex Downs in the village of Hamstead Marshall, approximately 5 miles south-west of Newbury.

The location of the property is highly convenient, with easy access to the A34 and Newbury itself. Newbury is an idyllic market town that offers a wonderful range of facilities and including restaurants, coffee shops, boutique shops and convenience stores. It is surrounded by the open countryside of the North Wessex Downs National Park. Attractions include Deanwood Park Gold Club, Highclere Castle and The Watermill Theatre.

The closest primary school is Enborne C.E Primary being 1.5 miles away from the property and the closest secondary school is St Bartholomew's School, Newbury which is 4 miles away. Both schools have Outstanding Ofsted reports. The mainline station to London is from Newbury and it takes approximately 50 minutes. Southampton airport provides international and domestic flights and is located approximately 38 miles to the south of the Property.



## GENERAL REMARKS AND STIPULATIONS

### Method of Sale

The property is offered for sale by private treaty, as a whole or 3 separate Lots.

### Rights of Way

There is a bridleway going through the track of the Lots 1, 2 & 3. Neighbouring residential property to Lot 1 has a right of access to the driveway. If sold separately, Lot 2 will be granted access over Lot 1.

### Services

Mains water, electricity and drainage. Oil Central heating. If sold separately, the purchasers of Lot 2 & 3 will be required to install, at their own cost, separate metres within six months of completion.

### Tenure

Freehold with vacant possession.

A row of trees extends across the property that runs parallel to the track, having been planted as part of the MOREwoods initiative created through a Woodland Trust Management Agreement. The applicant and their successors in title agree to preserve and improve the trees for the duration of the agreement, 12 years from the 21 January 2014.

Further details of the Agricultural Occupancy Condition of the dwelling can be requested from the Selling Agents.

### Local Authority

West Berkshire Council

### Postcode

RG20 0HR

### Directions

**From M4** Head east on the M4 and take the exit at junction 14. Take the first exit onto the A338 then in approximately 0.6 miles turn right on the B4000 for 4.6 miles. Turn right on the Milkhouse Road and continue straight, over the A4 crossroads for 2.2 miles. After passing St. Mary's Church continue straight, past the Hamstead Marshall turning where the road slightly turns to the left. Continue for a further 0.8 miles until the next junction. Turn a slight left and follow the road for 250 metres where the cottage is on the left.

**From Newbury** Take the Enborne road, crossing under the A34 heading west towards Enborne itself. Follow the road approximately 3 miles into Hamstead Marshall where the Cottage is on your right.



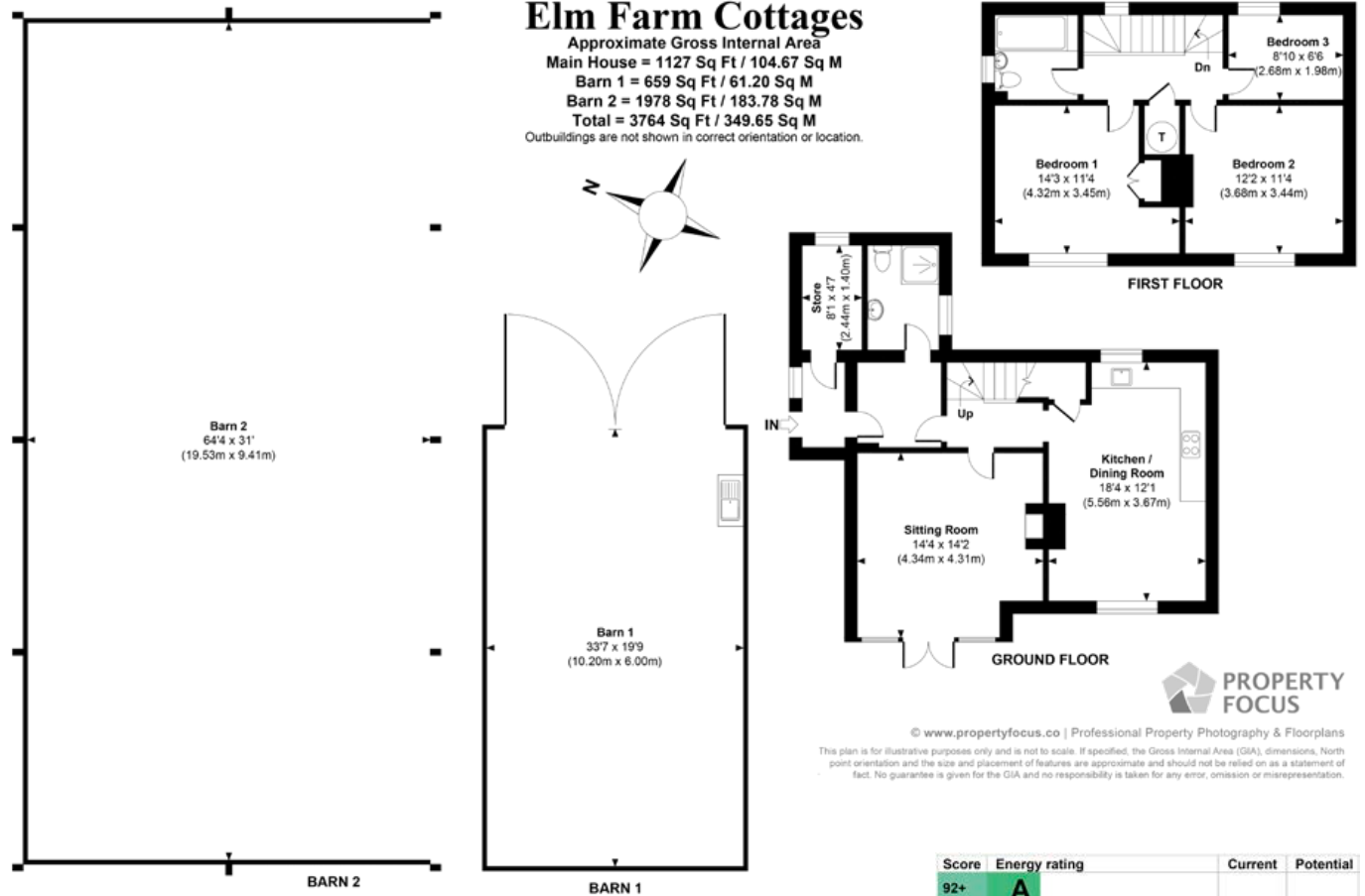
Lifeboats.homes.amends

### Notice

Please be aware that this property belongs to an employee of BCM LLP.

### Viewings

By appointment with BCM LLP only.



## Elm Farm Cottages

Approximate Gross Internal Area  
 Main House = 1127 Sq Ft / 104.67 Sq M  
 Barn 1 = 659 Sq Ft / 61.20 Sq M  
 Barn 2 = 1978 Sq Ft / 183.78 Sq M  
 Total = 3764 Sq Ft / 349.65 Sq M  
 Outbuildings are not shown in correct orientation or location.

### Selling Agents

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**NB** These particulars are as at September 2023.

### IMPORTANT NOTICE

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- These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		



Lot 2

### WINCHESTER

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