



SCHOOL HOUSE FARM

HANNINGTON, WILTSHIRE



School House Farm

Hannington, Wiltshire

Immaculately presented contemporary edge of village house in
about 3.67 acres with stunning far reaching rural views

For Sale Freehold

ACCOMMODATION

Ground Floor: Reception Hall • Sitting Room • Dining Room • Kitchen/Breakfast Room • Family Room
Shower Room • Snug • Study • Boot/Boiler Room • Utility Room

First Floor: Principal Bedroom Suite with Dressing Room • Two Further Bedroom Suites

Second Floor: Two Double Bedrooms • Shower Room • Attic Room

OUTSIDE

Landscaped Garden • Spacious Drive • Double Garage • Paddock • In All About 3.67 Acres

Highworth 2.5 miles, Swindon 6 miles, Cirencester 15 miles, Swindon Station 6 miles (Paddington 55 minutes)
(All distances and times are approximate)

The London Office

40 St James's Place,
London, SW1A 1NS

T 0207 839 0888
E enquiries@tlo.co.uk

www.tlo.co.uk



Cirencester Office

43/45 Castle Street, Cirencester
Gloucestershire, GL7 1QD

T: 01285 883740
E: cirencester@butlersherborn.co.uk

www.butlersherborn.co.uk



DESCRIPTION

School House Farm is an immaculately presented house that has been finished to the highest of standards throughout. The property was built in 2009 and is arranged over three floors with spectacular rural views over its 3.67 acres of land to the Thames Valley and the Cotswolds. The current owners purchased the property in 2017 and have improved it both inside and out. It offers the perfect environment for both family living and entertaining with all the rooms flowing well between each other and with several access points out to the gardens and grounds.

The property opens into a double-height reception hall which gives a very impressive first impression, with a contemporary staircase leading up to the first floor. To the right is a snug and study, both are good sized rooms. To the left and down two steps is the sitting room which has high ceilings and doors out to the gardens with stunning views. Before the steps down to the sitting room and to the right is a well-appointed dining room with bi-folding doors out to a terrace and garden. There is a ground floor shower room and boiler room on one side. On the other side is a recently installed contemporary Hobson's Choice kitchen with French doors leading out to the garden, larder and utility room. From the kitchen down a couple of steps is a family room with bi-folding doors leading out to the garden with far-reaching views.

The landing on the first floor is an impressive space with a glass gallery. Off the landing are three spacious double bedroom suites. The master bedroom is particularly impressive and very large with dressing room, recently installed bathroom and balcony with stunning far reaching views. The second floor includes two further spacious double bedrooms, a shower room and useful accessible attic room.



OUTSIDE

Set in approximately 3.67 acres, the current owners have invested significant time and money into the garden and grounds to create a wonderful environment for relaxing and entertaining, whilst emphasising the stunning far-reaching views over the countryside. The property is approached over a spacious gravelled driveway with ample parking and a double garage block with log store to the side.

There is an array of packed flower beds full of attractive plants and shrubs, and a selection of fruit trees. The formal gardens are mainly laid to lawn with extensive stone terracing off the house that have been positioned to follow the sun. There is also a gently sloping open paddock which could easily be sectioned off with fencing to allow for grazing land.

SITUATION & AMENITIES

The village of Hannington occupies a lovely landscape in the deep countryside between Highworth and the village of Castle Eaton. There are many picturesque period properties in the village, including the Church of St John and the welcoming Jolly Tar Pub.

Highworth offers a variety of daily amenities, with more comprehensive facilities available in Swindon. The beautiful Roman town of Cirencester has an excellent range of shops and weekly markets, and a variety of independent boutiques, pubs and restaurants.

Good road communications via the A417 dual carriageway which leads to Junction 15 of the M4 at Swindon. Direct rail services to London Paddington from Swindon Station.

Recreational opportunities in the area include an extensive network of footpaths including The Thames Path, water sports at the Cotswold Water Park, and several golf courses. There are a number of reputable state and private schools within close proximity.





WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

The farmer has a right of way along the western boundary heading north to access the adjoining field.

OVERAGE

There is an overage on the land for 25% of any uplift in value due to planning permission or development which expires in 2030.

SERVICES

Mains electricity and water. Ground source heat pump. Sewage treatment plant. Underfloor heating throughout the ground floor. Wired for surround sound. No tests to the suitability of services has been carried out and intending purchasers should commission their own tests (if required).

FIXTURES & FITTINGS

Only those items mentioned in these sales particulars and the carpets and curtains are included in the sale. Other fixtures and fittings, including garden statuary and ornaments, are excluded but may be available by separate negotiation.



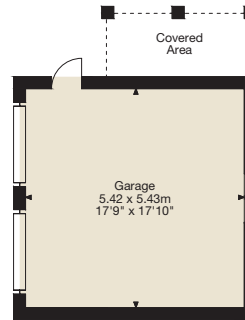
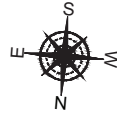
School House Farm, Nell Hill, Swindon SN6 7RT

Gross Internal Area (Approx.)

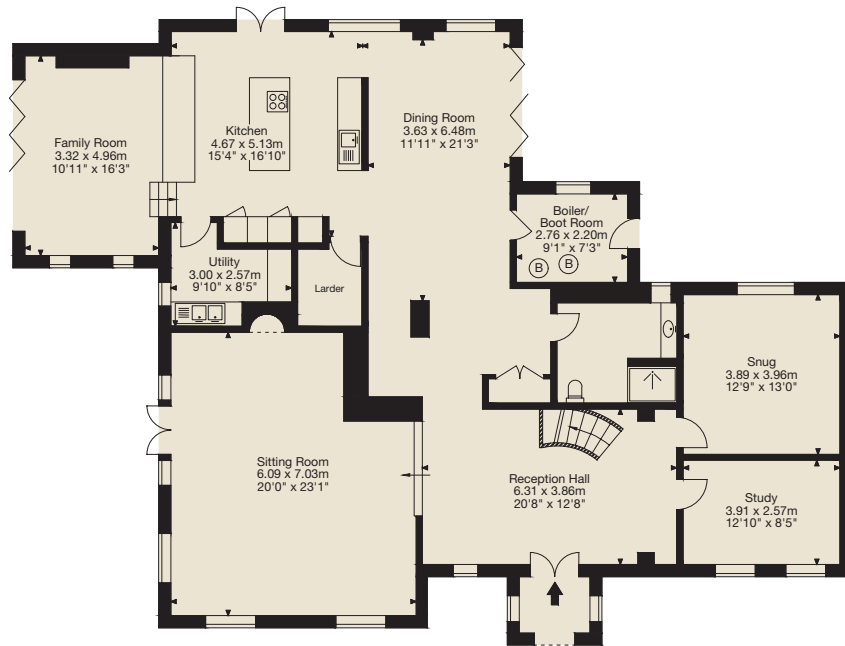
Main House = 456 sq m / 4,908 sq ft

Garage = 29 sq m / 316 sq ft

Total Area = 485 sq m / 5,224 sq ft



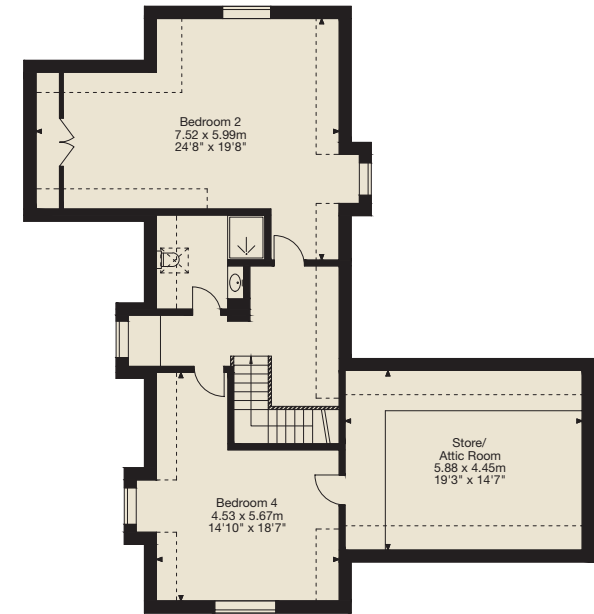
Garage



Ground Floor



First Floor



Second Floor

© Capture Property Marketing 2025. Drawn to RICS guidelines. Not drawn to scale.
Plan is for illustration purposes only. All features, door openings, and window locations are approximate.
All measurements and areas are approximate and should not be relied on as a statement of fact.

LOCAL AUTHORITY

Swindon Borough Council

COUNCIL TAX: Band G

TENURE

Freehold with Vacant Possession.

VIEWING

Strictly by appointment only. Please contact Cirencester Office 01285 883740 or The London Office 0207 839 0888 or cirencester@butlersherborn.co.uk

DIRECTIONS (SN6 7RT)

From Cirencester take the A419 towards Swindon. Turn left when signposted Castle Eaton. Continue through the village of Castle Eaton and follow the road round to the right. Continue straight and upon arriving in Hannington turn left at the green triangle onto Nell Hill. Pass the village hall on the right and the property will be located on the right.

what3words: ///mimes.haircuts.dared

**Butler
Sherborn**

www.butlersherborn.co.uk



Disclaimer 1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise. 2. Neither Butler Sherborn LLP, nor the seller, accepts responsibility for any error that these particulars may contain however caused. Neither the partners, nor any employees of Butler Sherborn LLP have any authority to make any representation or warranty whatsoever in relation to this property. 3. Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first. 4. Please discuss with us any aspects which Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by the seller. 6. Butler Sherborn LLP uses the title partner for a member who is an equity partner, fixed share partner or senior employee. Photographs taken April 2025. Particulars written: May 2025. Brochure by wordperfectprint.com

