



OLD HAM FARM

Charlton Kings



HISTORIC ELEGANCE WITH 21ST CENTURY COMFORT

Old Ham Farm is a distinguished Grade II Listed home that strikes a careful balance between heritage architecture and refined, contemporary living. Largely Regency in appearance, the house also incorporates much earlier late Tudor elements, with origins dating back to the early 17th century. In 2000, the property underwent a significant and respectful restoration, combining the integrity of the original structure with a considered, high-quality extension. The result is a deeply comfortable, beautifully detailed home

of over 3,000 square feet, where every aspect of modern life has been carefully accounted for without compromising on the character of the building.

Approached via electric wrought iron gates, the property stands quietly behind mature hedging and a sweeping gravel driveway. The house sits centrally within its gardens, which have been carefully planted and maintained to provide year-round structure, colour and privacy.





A COHESIVE LAYOUT, RICH IN DETAIL

Internally, Old Ham Farm is both versatile and well-proportioned. A wide entrance lobby leads into a broad and welcoming central hallway, complete with flagstone floors and a large inglenook fireplace—creating a natural flow between the kitchen, reception rooms, and dining space. This hall forms the spine of the house and is substantial enough to double as a formal dining space or additional reception room.

The kitchen, positioned to the rear of the house, is practical and characterful. Fitted with bespoke painted units, granite worktops and a classic Aga, and opens through French doors onto a south-facing paved terrace. This link to the garden makes the kitchen ideal for relaxed entertaining.





Adjoining the kitchen is a formal dining room with sash windows and high Regency ceilings—an elegant space with a calm, balanced feel. On the opposite side of the hallway lies the principal reception area, cleverly designed as two interconnecting rooms. The larger of the two features a vaulted ceiling and full-width glazing, offering uninterrupted views of the garden and a wonderful sense of light and space. A wood-burning stove set into an exposed brick inglenook adds warmth and texture, while the second reception room—currently used as a family room—offers flexibility as a snug, reading room or study.

Practical considerations are also well catered for: a large utility room is located adjacent to the kitchen, and a discreet cloakroom sits just off the hallway.





THREE BEDROOMS, ALL EN SUITE, EACH WITH ITS OWN CHARACTER

Upstairs, the quality of finish continues. The principal bedroom suite is in the newer section of the house, with a vaulted ceiling. Its en suite bathroom is generous and well-appointed, with a freestanding bath, walk-in shower, and twin basins.

The two additional bedrooms—both doubles—are located in the older and Regency sections of the house. One, a particularly atmospheric room with exposed beams and slightly lower ceilings, features a few steps down to its en suite shower room. The other, brighter and more formal in tone, benefits from high ceilings and sash windows, again with its own private bathroom.

Each bedroom enjoys views over different parts of the garden.





THE ANNEX AND OUTBUILDINGS



Positioned to the rear of the house and architecturally sympathetic in design, the annex provides self-contained accommodation comprising a double bedroom, shower room, and fully equipped kitchen and a sitting room. It is ideal for guests, family, or as a short-term let (a use it has fulfilled successfully in the past).

The annex forms part of a broader courtyard arrangement which includes three garage bays—two open and one enclosed—as well as a double garage positioned closer to the main house. A cluster of old stone stables, now used for garden and equipment storage, sit in the garden's outer reaches and could also lend themselves to alternative use.



GARDENS AND GROUNDS

The gardens at Old Ham Farm are integral to its character and have been thoughtfully designed to surround and soften the house. Laid out in a series of distinct but interlinked spaces, the grounds include:

- A large level lawn to the east side, bordered with shrubs and specimen trees
- A paved terrace running along the rear of the house, accessible from the kitchen and ideal for outdoor dining
- A pergola with gravel base, tucked beneath mature trees, offering shade and privacy
- Traditional kitchen garden beds and areas of wildflower planting
- A variety of fruit trees and ornamental planting throughout

These gardens have been developed with an understanding of the property's setting and offer visual interest, biodiversity and privacy without being overly demanding in their upkeep.

The total plot, including house, annex, garages and gardens, is in the region of 0.7 acres (to be verified).





LOCATION

Ham is a small, semi-rural hamlet that retains its original character while benefitting from excellent proximity to larger centres. Located at the foot of Ham Hill and surrounded by protected countryside, the village is well connected to Cheltenham (approximately 15 minutes by car) and within walking distance of local amenities including a shop, cafes, pubs, GP surgery and chemist.

Nearby Charlton Kings offers access to both Balcarras School and Charlton Kings Juniors, while Cheltenham itself is home to several well-regarded independent schools including The Cheltenham Ladies' College, Cheltenham College and Dean Close. The area is also

known for its cultural calendar, with the Cheltenham Literature, Jazz and Science Festivals drawing visitors from around the country.

For those commuting further afield, the property is well positioned for access to the A40, M5 and mainline rail links at Cheltenham Spa.

In Summary

Characterful and welcoming, intelligently updated, and quietly situated in one of the region's most unspoilt village settings. With extensive gardens, garaging, a flexible annex and the reassurance of Listed status, it represents a rare and enduringly desirable opportunity.

WHERE TO GO WHEN YOU NEED...



Milk: Pop to the village shop in Cowley (a couple of minutes away) for basic essentials, or head to the Co-op in Brockworth or the Sainsbury's Local in Charlton Kings – both within easy reach.



Weekly Shop: Cheltenham is under 15 minutes away and has everything – Waitrose, Sainsbury's, M&S Foodhall, Tesco Superstore, Lidl and ALDI. Cirencester is a scenic drive in the opposite direction and offers a similar selection, including a big Tesco Extra and Waitrose.



Dinner/Drinks: The award-winning Colesbourne Inn is your charming local – roaring fires, great food and a proper pint. You're also within easy reach of Cheltenham's buzzing food scene – from classic gastropubs like The Wheatsheaf at Northleach to elegant dining at Lumière, Prithvi or The Ivy Montpellier Brasserie.



Golf: Cotswold Hills Golf Club is just 15 minutes away and offers a stunning 18-hole course. Naunton Downs and Lilley Brook Golf Clubs are also within easy driving distance and popular with local members.



Gym/Fitness: You're spoilt for choice. The Cheltenham Ladies' College Health & Fitness Centre and DW Fitness in Cheltenham offer top-end facilities. Prefer something boutique? Try Upravr Gym or David Lloyd. For yoga and pilates, there's a variety of excellent studios in Cheltenham.



Schools: You're in a prime location for schools. Local options include Withington C of E Primary and Andoversford Primary. For independents, Cheltenham has some of the best in the country – Cheltenham College, Cheltenham Ladies' College and Dean Close are all within easy reach. Rendcomb College (co-ed, day and boarding) is a lovely alternative just up the road.



Walks: Step outside and you're in the middle of glorious Cotswold countryside – walk from the door across the Colesbourne Estate or hop in the car for a few minutes to Crickley Hill or Chedworth Roman Villa. The Cotswold Way, Leckhampton Hill and Cooper's Hill (of cheese-rolling fame!) are all close by.



THE FINER DETAILS

Square Footage: Approx. Area – 278.8 sqm / 3001 sq.ft
Annexe – 89.2 sqm / 960 sq.ft
Outbuilding – 38.8 sqm / 418 sq.ft
Total – 406.8 sqm / 4379 sq.ft
Total inc. limited use – 9.9 sqm / 107 sq.ft

Local Authority: Cheltenham Borough Council

Heating: Gas

Drainage: Mains

Grade II Listed



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