

**TOWN&COUNTRY**  
ESTATES



**Hawkeridge Farm, Mill Lane, Hawkeridge, Westbury, Wiltshire BA13 4LD**

**Guide Price £900,000**



## LOCATION

Passing by some business units/activity, the property occupies a private rural setting, on the edge of the sought after Wiltshire village of Hawkeridge, offering fantastic opportunities for walks and equestrian hacking on the door step. Situated just 2 miles from Westbury, a small medieval town located on the Western edge of Wiltshire, with a range of shopping and leisure facilities including, library, sports and leisure centre, Schools, Churches, doctors, dentist surgeries, three supermarkets, post office and the oldest swimming pool in the country, as well as its famous White Horse hill carving, visible from the grounds of this home. Commuting from this area is another big plus, with easy access to the main A36 & A350 roads, along with Westbury's mainline train station, with direct links to Bath, Bristol, Cardiff & London Paddington.

## DESCRIPTION

**NO ONWARD CHAIN** - Occupying circa 3.5 acres, Hawkeridge Farm is an exceptional, Grade II listed former farmhouse - where traditional styling & decor, perfectly blends with a modern twist.

The spacious home offers flexible living accommodation throughout with notable features including four reception rooms, six bedrooms, four bathrooms, a large gated driveway, circa 3 acre paddock, stables, outbuildings and barns.

The original property dates back to the 1600's, with later additions in the 19th century and more recently, since 2021, the home has benefitted from meticulous improvement and upgrades, such as bathroom renovations, kitchen replacement, new floor coverings and redecoration, while not losing touch of its history and charm, retaining gorgeous open fireplaces, exposed brick walling, original doors and Oak beams.

All in all, an exciting opportunity to purchase a substantial and handsome residence, presented in outstanding order, which must be viewed to be truly appreciated.

## COVERED PORCH

The open porch to the front is ideal for kicking off your wellies after time spent enjoying the local countryside or extensive outside space this home has to offer. There are outside lights and doors to the entrance hall and breakfast room.

## ENTRANCE HALL

A large and welcoming entrance hall with two decorative column radiators, exposed brick walls, stone flooring, a wooden external door to the rear garden and internal doors to the sitting room, dining room, kitchen, storage cupboards and stairs to the first floor landing.

## SITTING ROOM

With windows to the rear and side, a large stone feature fireplace with multi-fuel burning stove and built-in cupboards and shelving set into the recess, wooden parquet flooring and three column radiators.

## DINING ROOM

This versatile dual aspect reception room has windows to the front and rear, along with a stone feature fireplace, built in cupboard, wooden parquet flooring and a column radiator.

## KITCHEN

With windows to the front and rear, the kitchen was replaced in 2024 and offers a fantastic country style space with a range of bespoke wooden cabinets with stone worksurfaces, double basin ceramic sink complimented by a gold mixer tap, an exposed brick wall with wooden beam and inset Rangemaster cooker with extractor over, integrated NEFF dishwasher, integrated bin, space for a fridge freezer, a really lovely window seat, radiator, inset ceiling spotlights, stone flooring and access to the breakfast room, family room and back into the entrance hall.

## BREAKFAST ROOM

The perfect place to enjoy your morning coffee, the breakfast room is flooded with natural light from the windows to the front and side. There is a column radiator, stone flooring, doorway to the utility room and door to the front porch.

## UTILITY ROOM

There is a window to the front. a large amount of storage, stone worksurface with inset sink and mixer tap, plumbing for a washing machine, space for an American style fridge freezer, attractive brick slip flooring and a door to the cloakroom toilet.

## CLOAKROOM TOILET

The cloakroom toilet has a high level traditional toilet, wall mounted basin with mixer tap, heated towel rail, cupboard and brick slip flooring.

## FAMILY ROOM

This versatile reception room is one of our favorite spaces in this beautiful home and is ideal for entertaining, especially with the double doors opening to the rear garden. There are windows to the rear and side, two column radiators, wood flooring, exposed brick wall, wooden beams, inset ceiling spotlights and doors to stairs to the main bedroom, ground floor bathroom and storage cupboard.





## BATHROOM

The useful ground floor bathroom has a window to the rear, panelled bath with mixer tap, WC, basin, storage cupboard, radiator and inset ceiling spotlights.

## FIRST FLOOR LANDING

With a window to the rear, two column radiators and doors to bedroom one, bedroom two, bedroom three, bedroom four and the shower room.

## BEDROOM ONE

The large dual aspect master bedrooms has windows to the both the front and rear aspects, built in wardrobes, two column radiators, stairs returning down to the family room and wooden ceiling beams, which add some real character and intrigue to the space.

## BEDROOM TWO

There are windows to the rear and side, radiator, inset ceiling spotlights and a door to the ensuite.

## ENSUITE

The stylish ensuite shower room offers a window to the side, a walk in shower with mains shower over and obscure glazed screen, his and hers sinks with chrome mixer taps, low level WC, inset ceiling spotlights, extractor fan, shaving socket and heated towel rail.

## BEDROOM THREE

The third bedroom is a further dual aspect room with windows to the front and rear, an original period fireplace, two column radiators and exposed wooden flooring.

## BEDROOM FOUR

With a window to the front, a built in wardrobe and a column radiator.

## FAMILY SHOWER ROOM

Another exceptionally well presented room, the family shower room has an obscure window to the front, a large walk-in shower with mains shower and hand attachment, storage niche and glazed screen, a wall hung basin with hidden mixer tap, inset WC, column radiator, inset ceiling spotlight and storage cupboard.

## SECOND FLOOR LANDING

with exposed brick wall, beams and doors to the bedroom five, bedroom six and a bathroom.

Please note: The second floor has a limited ceiling height across all rooms.

## BEDROOM FIVE

With a large wooden beam running through the middle of the room and painting ceiling beams, bedroom five is a very cosy room, with a window to the side and eaves storage.

## BEDROOM SIX

Currently used as a store room but could easily make a six bedroom, there is a window to the side, eaves storage and a radiator.

## BATHROOM

Serving the second floor, this space has been utilised very well to incorporate a bath with chrome mixer tap and hand attachment, a dual flush WC, wall hung basin with mixer tap, a chrome heated towel rail and feature lighting.

## EXTERIOR

### FRONT

The main entrance is accessed through large wrought iron gates, which really sets the tone for this grand residence. Extensive parking awaits, with outbuildings and gated pedestrian access to the rear garden. The drive leads to a paved path to the front door, with a large covered porch with outside light.

### OUTBUILDINGS

Including a carport with large shed and substantial former Cattle barn, which, subject to planning permission, could become additional accommodation, a fantastic work from home space or potentially provide an exciting income stream as an Airbnb.

### REAR GARDEN

Offering an enclosed, level and mainly lawned garden with attractive planted borders, paths, outside lights, entertaining areas and views of the famous White Horse hill carving. A brick wall, iron railings and gate lead to the paddock.

### PADDOCK

The enclosed paddock to the rear of the home extend to approximately 3 acres and can be accessed directly from the rear garden and Mill Lane.

Please note: There is a pedestrian footpath through the paddock.

### ADDITIONAL INFORMATION

Council Tax Band - F













GROUND FLOOR



TOWN COUNTRY  
1ST FLOOR  
ESTATES  
SALES & MORTGAGES & LETTINGS



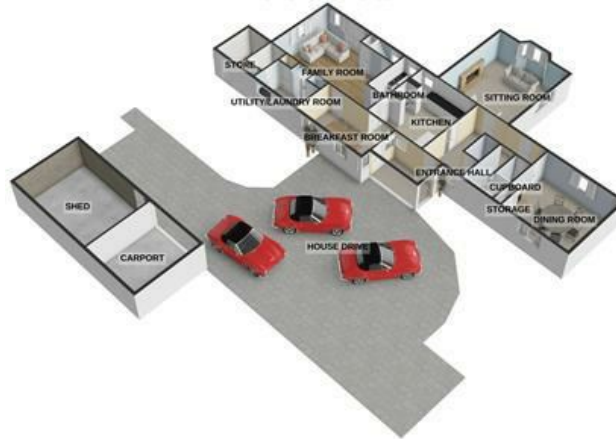
2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2025



GROUND FLOOR  
1988 sq.ft. (184.6 sq.m.) approx.



1ST FLOOR  
1219 sq.ft. (113.2 sq.m.) approx.



2ND FLOOR  
555 sq.ft. (51.5 sq.m.) approx.



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.  
Made with Metropix © 2025



TROWBRIDGE OFFICE  
9 Fore Street, Trowbridge,  
Wiltshire BA14 8HD

WESTBURY OFFICE  
16 High Street, Westbury,  
Wiltshire BA13 3BW

Teleph one: 01 225 7 766 99  
Email: [trowbridge@townandcountryestates.com](mailto:trowbridge@townandcountryestates.com)

Teleph one: 0 137 3 8244 44  
Email: [westbury@townandcountryestates.com](mailto:westbury@townandcountryestates.com)

[www.townandcountryestates.com](http://www.townandcountryestates.com)

# SALES & MORTGAGES & LETTINGS

## TOWN & COUNTRY MORTGAGES

### FEE FREE Mortgage Services

- RE-MORTGAGES
- FIRST TIME BUYER
- HOME MOVER
- BUY TO LET



YOUR PROPERTY MAY BE REPOSSESSED IF YOU DO NOT  
KEEP UP REPAYMENTS ON YOUR MORTGAGE

OFFICE, HOME AND TELEPHONE  
APPOINTMENTS AVAILABLE

CONTACT US ON:  
01225 776699

BOOK ONLINE:  
[www.townandcountrymortgages.net](http://www.townandcountrymortgages.net)

FIND US ON  

OLIVER BROWNING  
Managing Director

NB. Town and Country Estates have not tested any equipment, fixtures, fittings or services and cannot guarantee that they are in working order. Buyers are advised to seek professional advice from their solicitors or surveyor. Internal measurements should not be relied upon for fitting of carpets or furniture without checking. These details have been prepared in good faith and whilst believed to be correct give notice that none of the statements are to be relied upon as statements or representations of fact. Some statements are inevitably subjective and are therefore the view of the author at the time the information was prepared. If any items are particularly important to you then please check with this office first, especially if travelling some distance to view.