

BROOK FARM

BLUNSDON, WILTSHIRE





Brook Farm

Blunsdon, Wiltshire

A superb property with a beautifully presented principal house, ancillary accommodation and professional equestrian facilities set in around 33 acres

MAIN HOUSE

Ground Floor: Entrance Hall • Drawing Room • Sitting Room • Kitchen Dining Room • Cloakroom • Boot Room

First Floor: Main Bedroom Suite with Dressing Room & Bathroom • Guest Bedroom Suite 2 en suite
Bedroom 3 en suite • Bedroom 4 • Shower Room • Study

Outside: Garden and Terrace • Garage • Parking

ANNEXE

Sitting Room/Kitchen • Bedroom 1 en suite • Bedroom 2 • Bathroom • Study

EQUESTRIAN FACILITIES

Main Barn with 11 stables, tack room, wash bays, large rug room and staff kitchen • Second barn with 6 stables and tack room
Youngstock barn • Portal framed and timber storage barns • Outdoor arena (60m x 30m) with irrigation system • Lunge Pen • Covered Horse Walker • All-weather turnout

LAND

A mixture of smaller turnout paddocks and larger fields all well fenced and with mains water connected

In all Approximately 32.59 acres

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DESCRIPTION

Ringfenced by its own land, Brook Farm is a top-class equestrian property with an immaculate family house and ancillary accommodation located in the yard. There are two separate driveways, both with secure electric gates. Although Brook House sits within easy reach of the equestrian facilities, it retains its own privacy.

The accommodation is arranged over two floors and is beautifully presented with high quality fittings throughout. A light and airy entrance hall with cloakroom leads to an elegant kitchen dining room with adjoining boot room and bifold doors opening to the terrace and into the sitting room with a wood burner, making a superb space for entertaining. A separate drawing room also with a wood burner completes the ground floor. Upstairs the luxurious main bedroom suite with dressing room and bathroom is complemented by a guest bedroom suite, Bedroom 3 also en suite and Bed 4 with a Family Shower Room. The Study could serve as a fifth bedroom if required.







Outside the house benefits from a double garage fronted by parking. The east-facing terrace accessed from the kitchen extends the living space during the summer months for entertaining with gardens to either side, surrounded by paddocks. The premises are protected by extensive CCTV coverage.

EQUESTRIAN FACILITIES

The Annexe

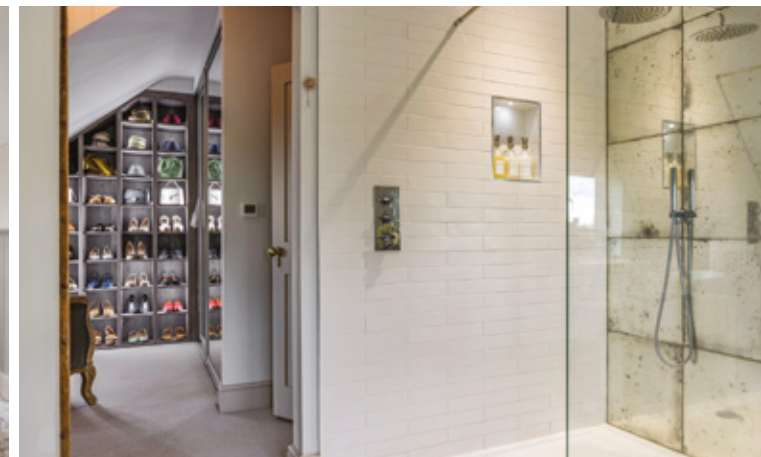
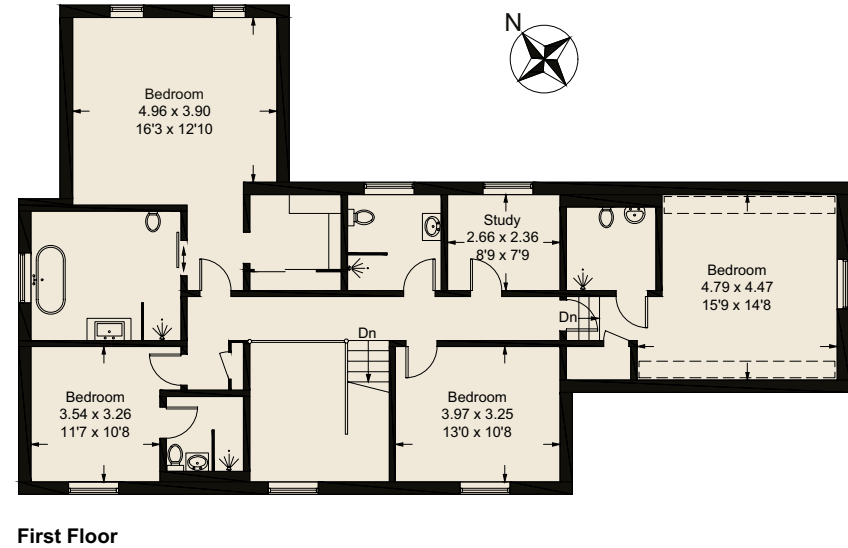
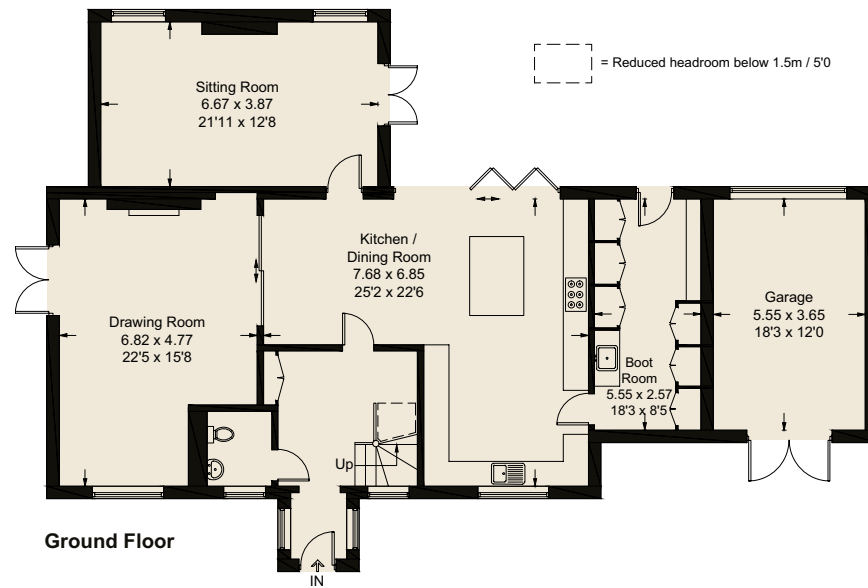
Located above the main barn is the annexe with an open plan living kitchen room, two bedrooms (one en suite) and a bathroom.

The Land

Brook Farm is set within 32.59 acres of land and provides level grazing which has been divided into a mixture of paddocks and larger fields.



Approximate Gross Internal Area = 272.1 sq m / 2929 sq ft
Illustration for identification purposes only, measurements are approximate,
not to scale. Fourlabs.co © (ID1237594)





THE YARD & FACILITIES

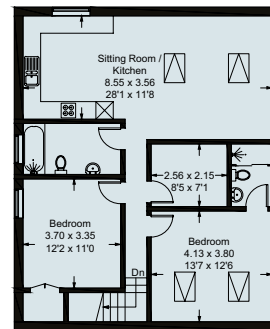
The yard benefits from its own entrance and driveway and offers ample parking and hardstanding for lorries. The main barn has eleven stables, feed room, washroom, tack room, as well as a kitchen and Cloakroom. The main barn is well ventilated and there are solar panels to the roof. A second barn provides six additional stables. Outside there is a 60m x 30m arena with a Premier Track surface from Equestrian Surfaces, mirrors and viewing pavilion. There is also a 20m lunge pen with wax surface, all-weather turnout area and covered five horse Monarch horse walker. There are a range of additional buildings providing further high quality stabling and storage.

VIEWINGS

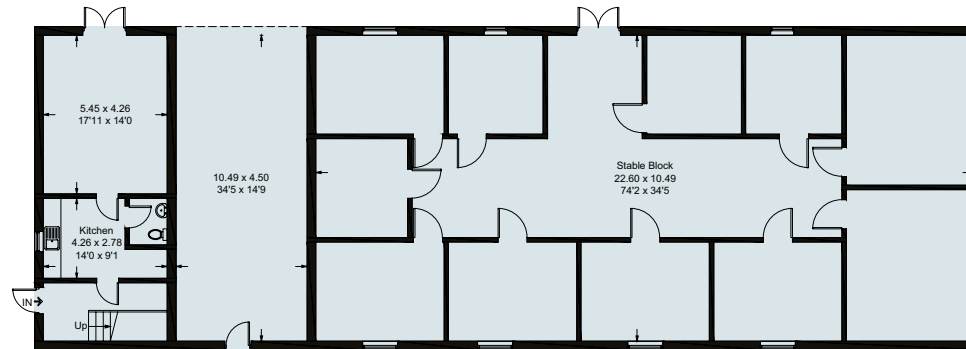
Strictly by appointment. Butler Sherborn, Cirencester
T: 01285 883740 or E: ben@butlersherborn.co.uk

FIXTURES AND FITTINGS

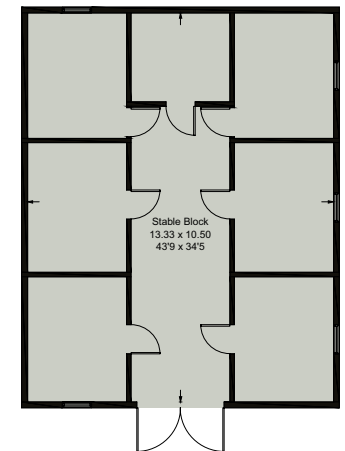
Only those items mentioned in these particulars are included in the sale. All other fixtures and fittings are expressly excluded but some could be available by separate negotiation.



Outbuilding - First Floor



Outbuilding - Ground Floor
(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

Approximate Gross Internal Area
Outbuildings / Garage = 512.5 sq m / 5516 sq ft
Illustration for identification purposes only, measurements are approximate,
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TENURE

The property is for sale freehold.

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.

SERVICES

Mains water and electricity. Private drainage to septic tanks and oil-fired central heating. (No tests as to the suitability of services have been carried out and intending purchasers should commission their own tests if required). Solar panels on south-facing roof of the main barn currently support the electrical costs of the property.

LOCAL AUTHORITY

Swindon Borough Council - T: 01793 445500

COUNCIL TAX

Band G

EPC

Main House Band C

Annexe Band D





Towns

- Highworth 3 miles
- Cirencester 13 miles
- Burford 14 miles
- Marlborough 16 miles



Schools

- St Leonard's Church of England Primary Academy (Primary) 1.5 miles
- Farmor's School (Secondary) 12 miles
- Pinewood School (Independent Prep School) 7.5 miles
- Hatherop Castle School (Independent Prep School) 12 miles
- Marlborough College (Independent) 17 miles
- Cheltenham Ladies College (Independent) 28 miles



Eat, Drink & Stay

- The Radnor Arms, Coleshill 4.5 miles
- Bull, Burford 14 miles
- Thyme, Southrop 10 miles
- The PIG in the Cotswolds, Barnsley 15.2 miles



Train Stations

- Swindon 5 miles



Competition Venues

- Rectory Farm 19 miles
- Boomerang 18.5 miles
- Hunters Equestrian 13 miles
- Hartpury 35 miles



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