



HUNDRED ACRES FARM

Sopworth, Chippenham



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Preface:

Main house

Front Hall | Study | Drawing Room | Kitchen
Breakfast Room | Sitting Room | Pantry
Plant Room | Utility Room | Boot Room

Principal Bedroom with Dressing Room
and En-suite | Two Further Bedrooms
with Adjoining Bathrooms | Two Further
Bedrooms and Family Bathroom

Outbuildings

Traditional barn, two storage barns and
further stone barn

Gardens and grounds

Approximately 10.6 acres of gardens and
grounds, formal gardens, newly planted
woodland and paddocks.

For sale Freehold.

Gross Internal Area (Approx.)

Main House = 411 sq m / 4,423 sq ft

Outbuildings = 268 sq m / 2,884 sq ft

Total Area = 679 sq m / 7,307 sq ft



WHY WE LOVE HUNDRED ACRES FARM



Hundred Acres Farm is an outstanding period house in a stunning elevated position surrounded by 360° views over the surrounding countryside and beyond. The house has been subject to an extensive renovation and is offered in immaculate condition, having been sympathetically and carefully renovated to provide the perfect blend of old and new. One of the many joys of Hundred Acres farm is the easy and flexible layout, which lends itself perfectly to modern family living.

On the ground floor, there is a sitting room at the back of the house with a working wood burner and views over the surrounding countryside. This room could also be a useful study, due to it being tucked away in a quiet corner of the house.

Across the front of the house, and leading off the hall, is a large drawing room which retains many of the main part of the existing house. This room comes complete with working open fire and views out over the garden. This room is also south-facing, which benefits from an abundance of natural light.







a year-round family space

On the west side of the house is a new extension, carefully constructed using traditional building materials.

This embodies the main living part of the house and comprises a generous kitchen, dining and living area.

The sitting room at the end of the space works well in the winter months, with a

working wood burner, and makes this a year-round family space.

The room also features folding doors from the dining area, which leads out onto a sunny west-facing terrace.





The kitchen includes a range of integrated appliances and a breakfast bar, making this a sociable entertaining area. In addition to the kitchen, there is a plant room, pantry, and cloakroom. Furthermore, the boot room gives a useful and practical area for coats and boots, as well as access to a separate utility room.







Upstairs the well-configured accommodation continues with two very good guest bedrooms and bathrooms, including period features, vaulted ceilings, and impressive views.

There are two additional bedrooms and a family bathroom and at the end of the house, with a well laid out principal suite, including a large dressing area and bathroom.



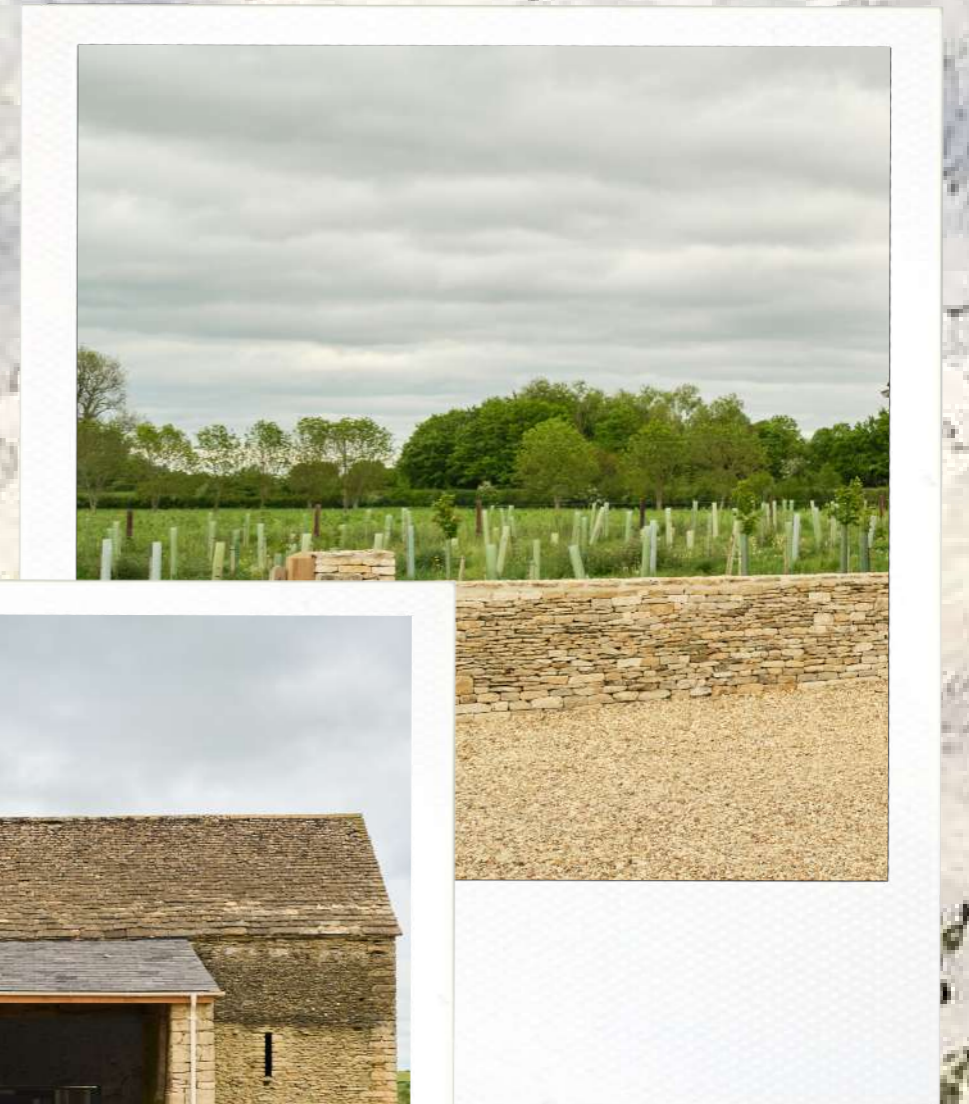
*Period features,
vaulted ceilings and
impressive views*



OUTBUILDINGS

Externally, there is a large original stone-built barn, which has a pending planning application to become self-contained two-bedroom ancillary accommodation. Attached to this, there is a useful store. In addition to the period barn, there is a separate newly-constructed three-bay garage, complete with stairs leading to an attic space with Velux windows. To the side of this is a separate store, which makes for a useful log and garden machinery store.

In addition to the outbuildings by the house, there is a further outbuilding on the south-west edge of the land. This building could easily be converted into further accommodation or an office stables. The barn has benefited from a new roof and extensive structural work, and, therefore, it is left as a blank canvas for a new buyer to put their own mark on how they would like to use the space.



Further outbuildings

*Hundred acres
Farm is an
exceptional house
in a truly unique
and peaceful
location*

Outside there is just over 10 acres of gardens and grounds. The formal garden is to the south of the house and a wraparound terrace.

There is also a well, which was once the original source of water for the house but now, due to a pump, gives a useful supply of unchlorinated water for the garden.

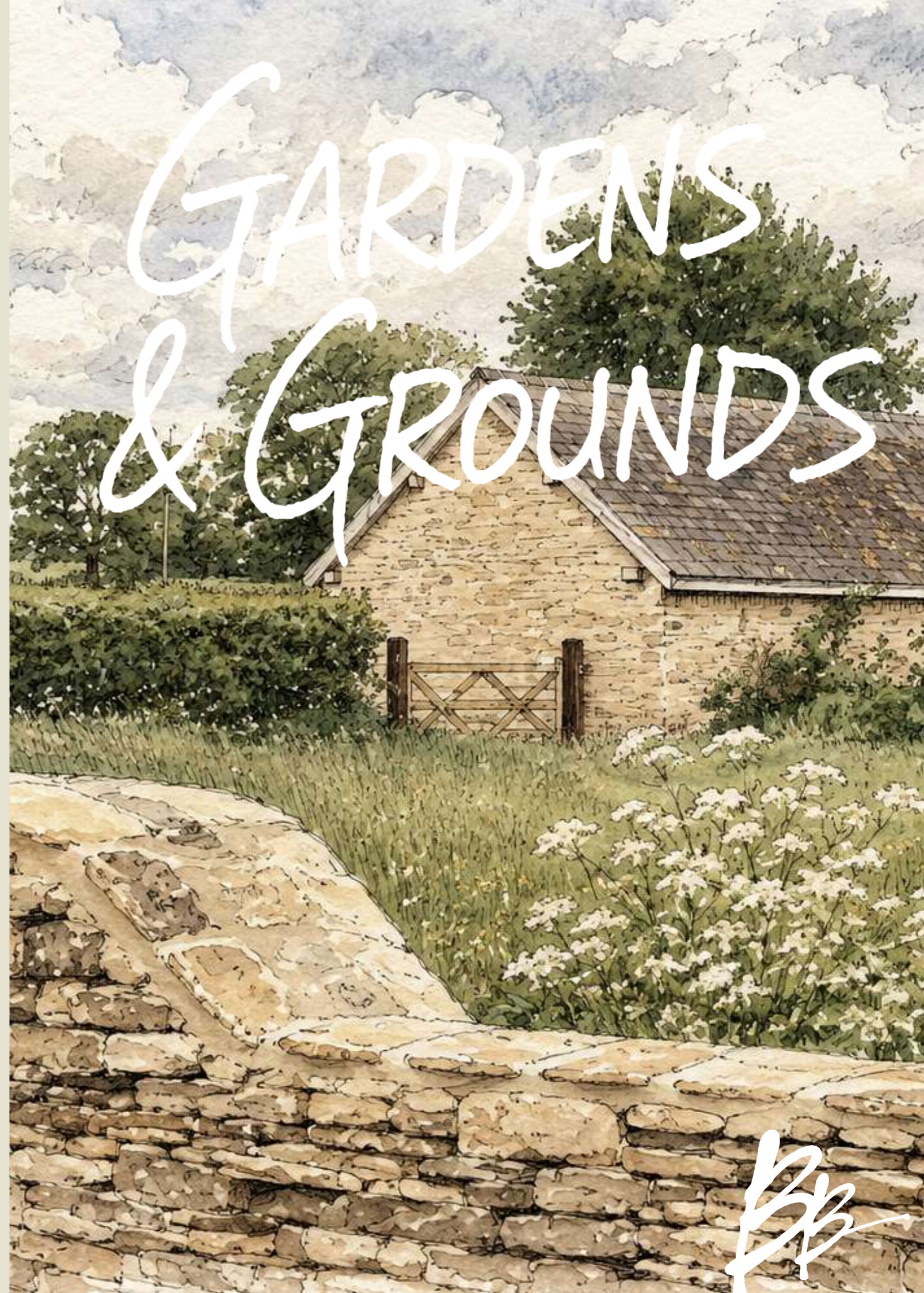
To the east, a new plantation of trees has been established. The entire property benefits from being in an exceptionally

peaceful and quiet location with barely another house in sight.

The house is approached by a sweeping tree-lined drive, giving access to a large gravelled parking area.

Hundred Acres Farm is an exceptional house in a truly unique and peaceful location. Furthermore, the property is offered in an exacting condition and is presented as a truly turnkey opportunity.

GARDENS & GROUNDS



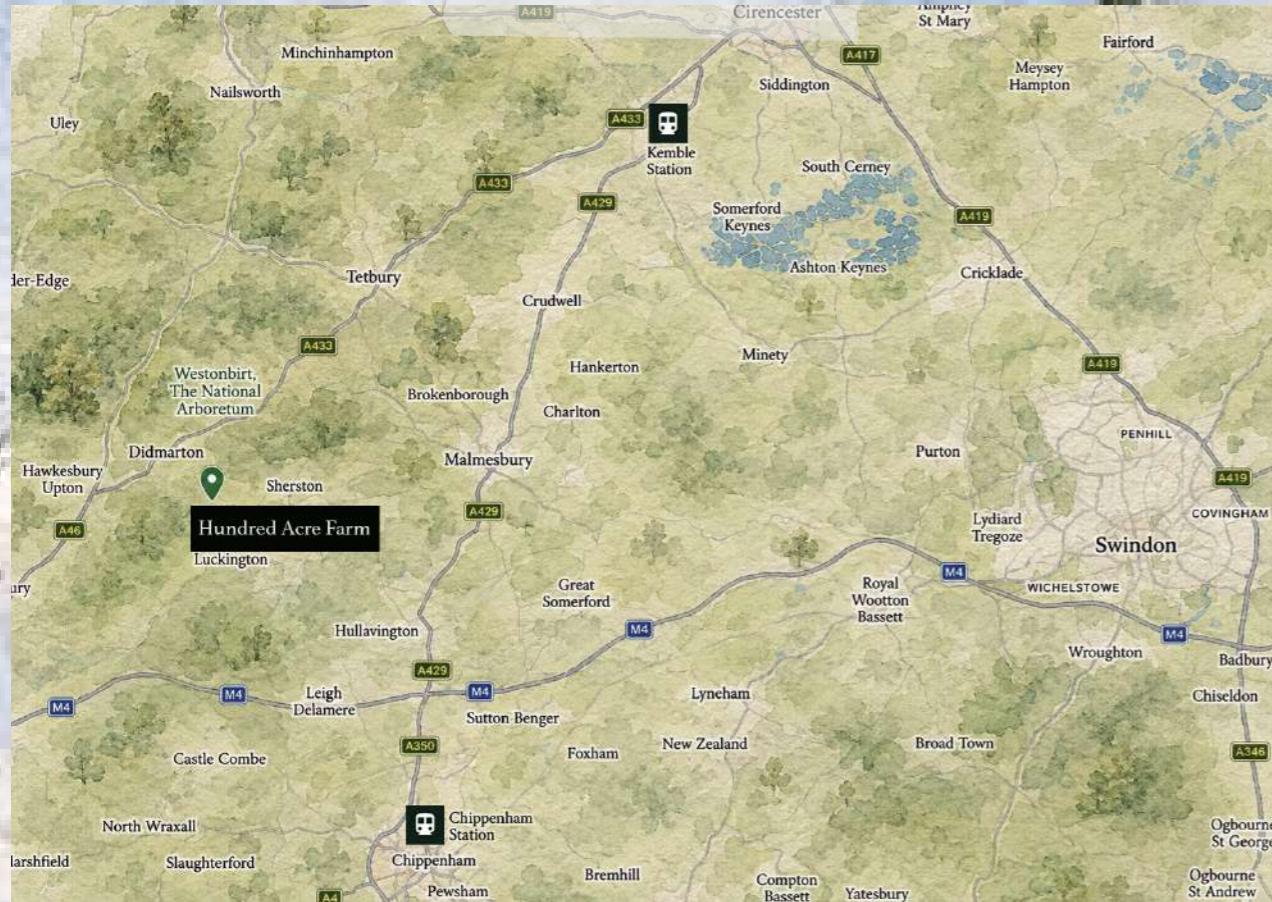


Hundred Acres
Farm is tucked
away in a
tranquil rural
setting on a
quiet country
lane between
the villages of
Sopworth and
Sherston



LIVING IN THE COTSWOLDS

Sherston 1.4 miles, Malmesbury 7 miles, Tetbury 8 miles, Chippenham Station 12 miles (direct trains to London from 69 minutes), Kemble Station 15 miles (trains to London Paddington from 71 minutes).



Hundred Acres Farm is tucked away in a tranquil rural setting on a quiet country lane between the villages of Sopworth and Sherston, in an elevated position, with panoramic views over the neighbouring countryside. Though very secluded, the nearby village of Sherston offers a village shop, post office, cafe and a country pub. The house lies within easy reach of Tetbury 10 minutes by car, a vibrant and historic town known for its elegant Georgian buildings, antique shops, and excellent local produce.

The surrounding countryside is a haven for walkers and riders, criss-crossed by a network of ancient drovers paths and quiet bridleways. Westonbirt Arboretum provides year-round interest and tranquil local walking routes, while the renowned country estate of Badminton is also nearby.

Local sporting activities include hunting with the nearby Beaufort, Berkeley or VWH Hunts, as well as polo through the summer months at both Cirencester and Beaufort Polo Clubs.

Tetbury offers all the day-to-day amenities one could need, including a delicatessen, bakery, butcher, chemist, and a charming assortment of independent boutiques and eateries. The town also plays host to a twice-weekly market under the Grade I listed Market House. For more extensive shopping and rail connections to London, Cirencester is within easy reach and Kemble or Chippenham are typically a 25-minute drive away and provide direct trains to Paddington in under 80 minutes.

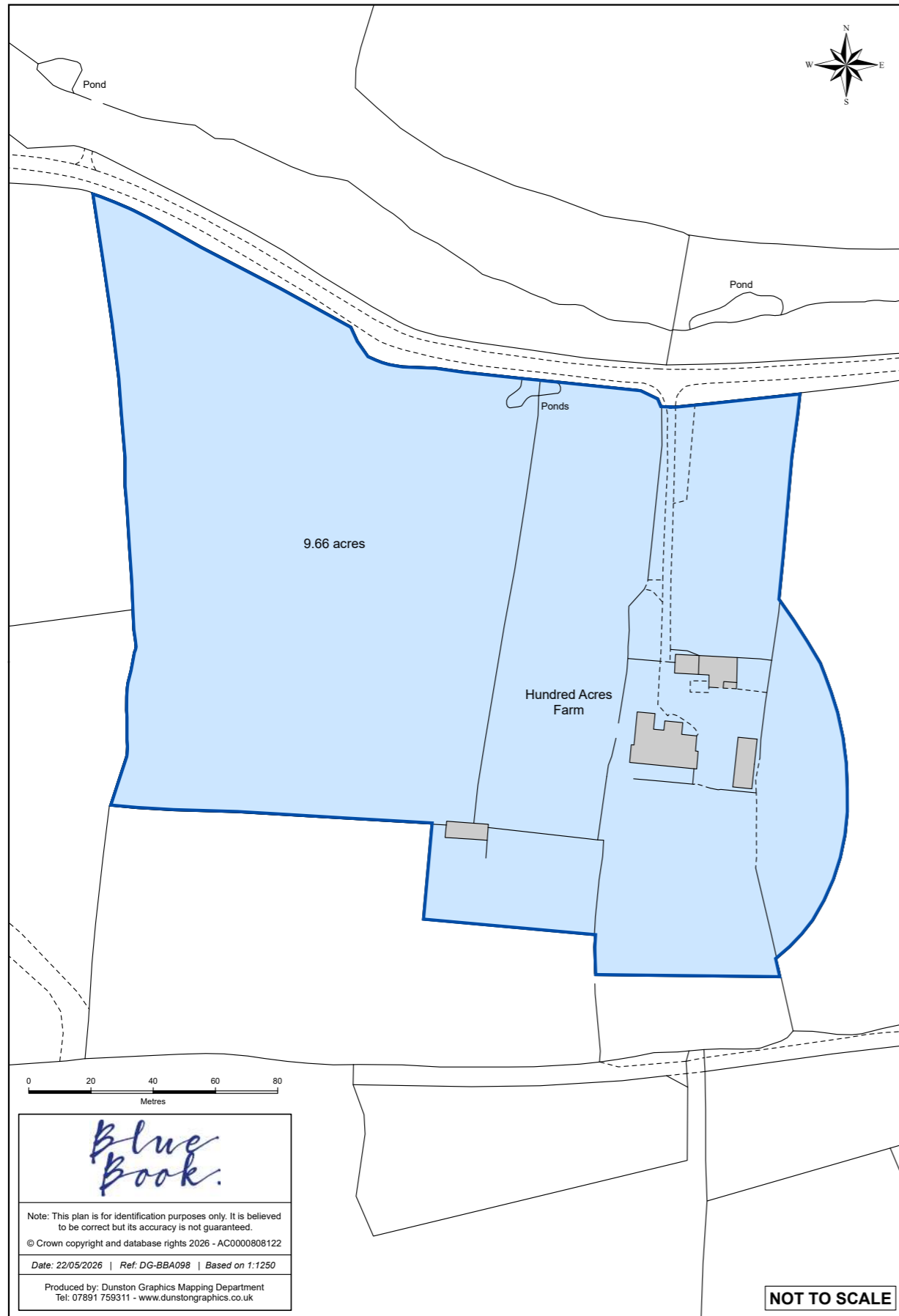
There are a number of acclaimed country inns and restaurants nearby, including Lola & Co in Tetbury, The Cat and Custard in Shipton Moyne, The Rattlebone in Sherston and Calcot Manor with its new Spa and private members gym.

FANTASTIC SCHOOLS

Families are well served by a range of excellent local schools, including the sought-after Westonbirt school as well as Beaudesert Park and the Cheltenham schools further afield. There is also a popular primary school in the nearby village of Sherston.

TRANSPORT THE OUTSIDE





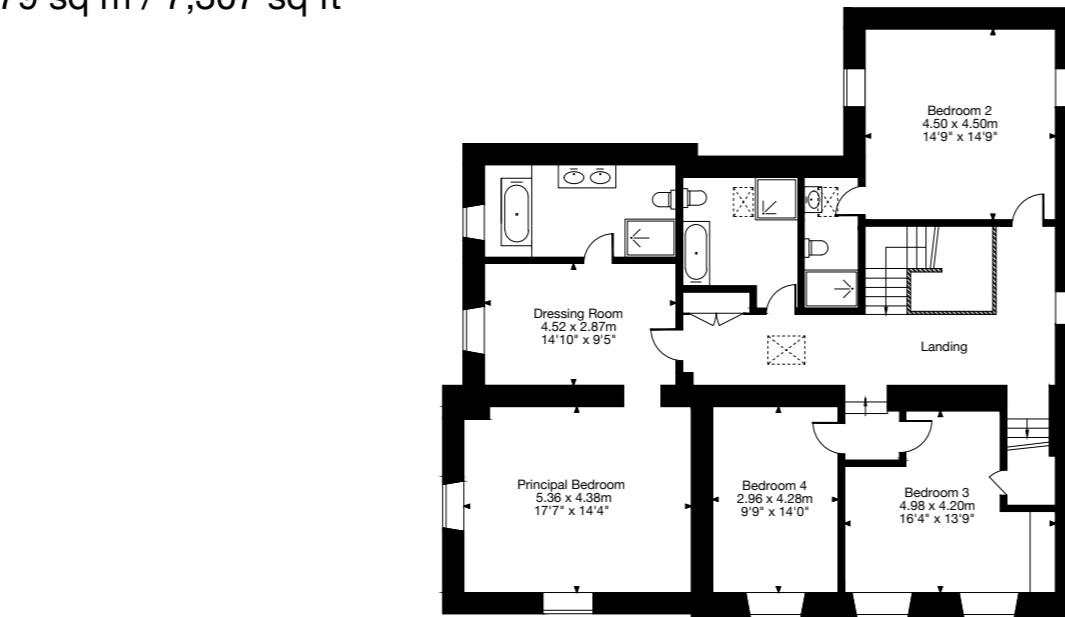
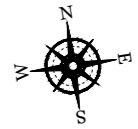
Hundred Acres, Sopworth SN14 6PP

Gross Internal Area (Approx.)

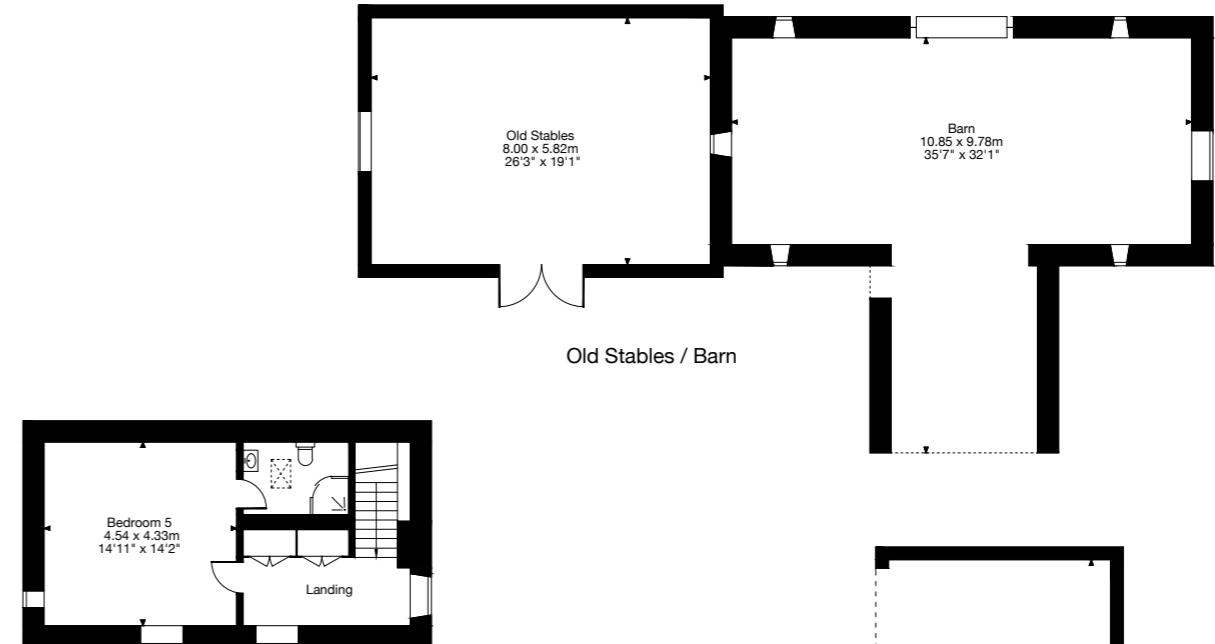
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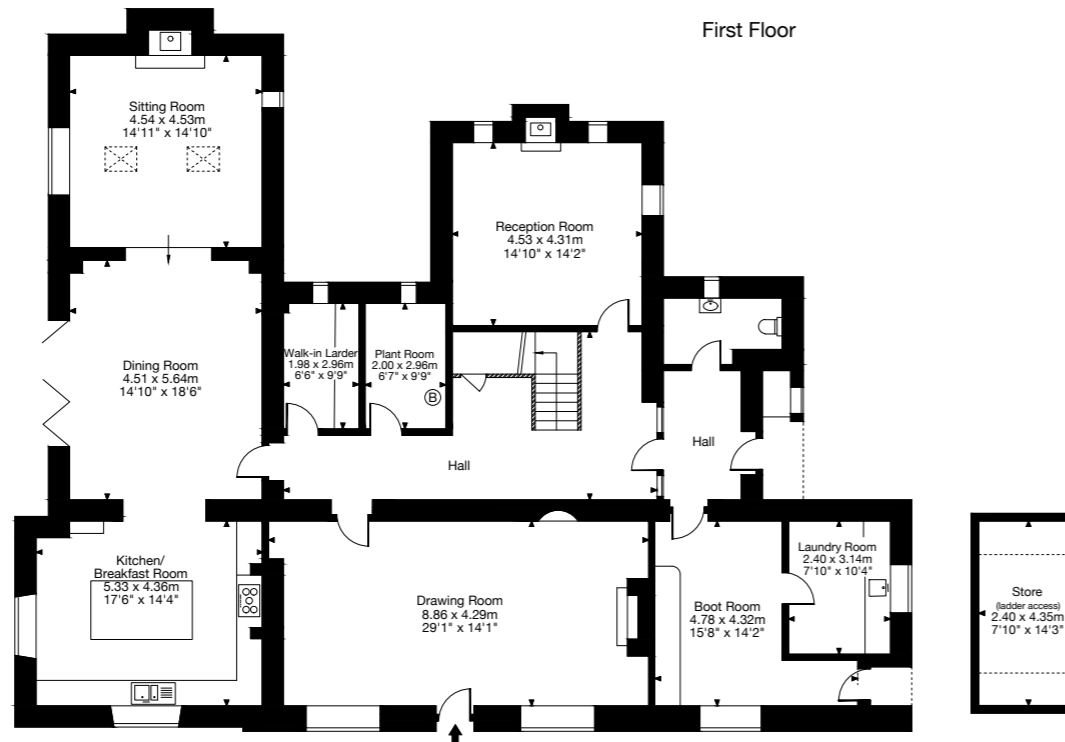
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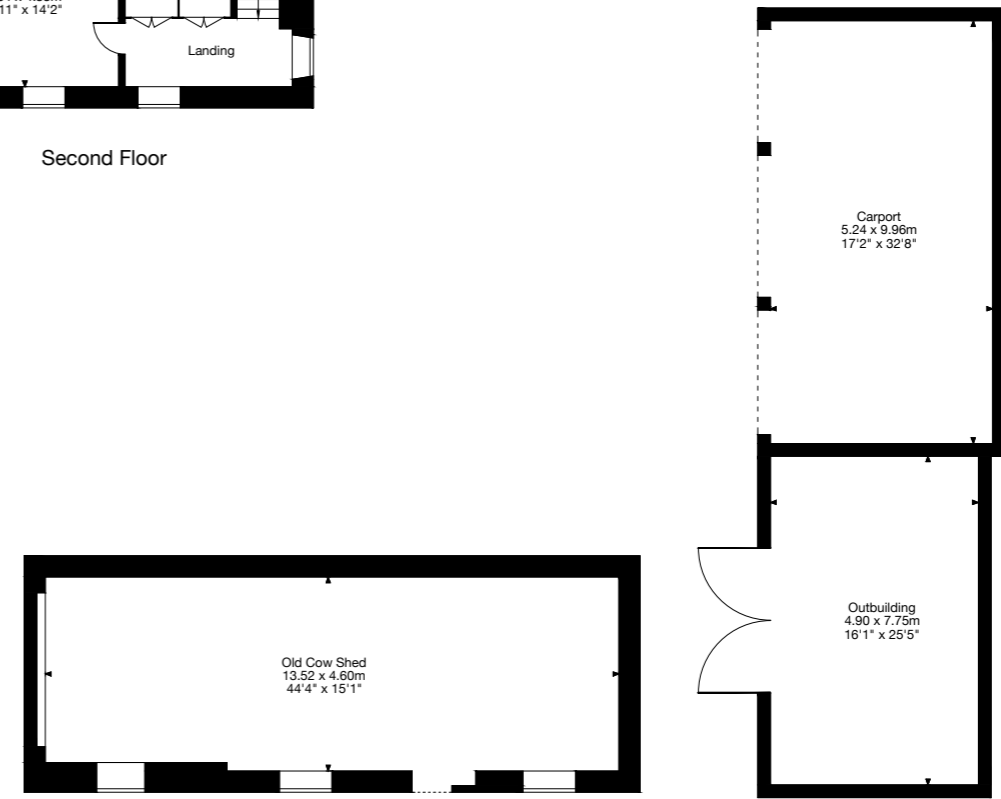
First Floor



Second Floor



Ground Floor
Main House



Old Cow Shed

Outbuilding

Capture Property Marketing 2026. 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.



PROPERTY INFORMATION

Services:

Mains electricity, mains water, oil-fired central heating, private drainage, BT fibre broadband

Fixture and Fittings: Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments are specifically excluded but may be available by separate negotiation.

Viewings: All viewings must be made strictly by appointment only through the vendors agents.

Tenure: Freehold

Local Authorities: Wiltshire Council (tel. 0300 456 0100)

Council Tax: Band F

Postcode: SN14 6PP

What3Words: ///admires.dialects.dictation

IMPORTANT NOTICE

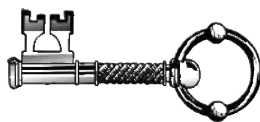
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