



UPPER FARM

Wexcombe, Marlborough, Wiltshire



A STUNNING CONTEMPORARY COUNTRY HOUSE IN AN OUTSTANDING RURAL LOCATION WITH FINE VIEWS

Summary of accommodation

Main House & Annexe – 5,726 sq ft (531.96 sq m)

Basement: Games and cinema | Plant | Box room | Utility

Ground Floor: Boot room | Study | Living | Dining | Kitchen | Drawing room | Terrace

First Floor: Principal bedroom with en suite bathroom | Four further bedrooms & en suite bathrooms

Two Bay Garage – 495 sq ft (45.9 sq m)

Chapel – 506 sq ft (47 sqm)

Air source heat pump | Refurbished Chapel of Ease for home office/gym | Parking for four cars (two within the car port & two externally)

Single-storey brick garage/annexe with zinc-pitched roof | L shaped property | Solar scheme

In all about 3.245 acres (1.31 hectares)

Planning approved, due for completion 2026

Distances: Hungerford 7 miles, Marlborough 10 miles, M4 (junction 14) 11 miles, Newbury 17 miles, Heathrow 61 miles (65 mins)

London Paddington from Hungerford Station 43 mins, London 78 miles (All distances and times are approximate)

THE APPROACH

Designed by one of Britain's most celebrated developers in collaboration with award-winning architects, this sophisticated, contemporary house lies low in a quiet and peaceful garden enclave, in the historic hamlet of Wexcombe.

The site arrangement takes its cues from the informal agricultural yards that formerly occupied the site. The proposed dwelling footprint is a loose L-shape and encloses a parking yard with the existing chapel, brick wall and shed that form the boundary with the adjacent curtilage ancillary yard. The design follows a striking minimalist aesthetic, characterised by expansive glass walls, geometric elevations and an excellent quality of light.

The approach is via a quiet single-track country lane, where a private driveway winds through the landscaped front gardens, planted with structural shrubs, tall trees and an orchard.

The secluded, beautifully landscaped garden follows the gentle curve of the property, disappearing subtly into the landscape; a harmonious response to its stunning setting.



South Elevation



East Elevation

QUALITY & CRAFTSMANSHIP

The southern, westerly wing is the main body of the dwelling, articulated as a crisp, lightweight box supported on a masonry plinth and columns and oriented across the sloping contours.

As such, the ground floor is set into the hillside such that the western end is cut in nearly a full storey. A basement level below this houses games/amenity spaces and a utility room.

Long format red bricks, coloured to tie in with the local landscape vernacular, provide a contemporary aesthetic distinctly legible from the historic brickwork. Rainscreen timber cladding in a vertical batten and board arrangement references the former agricultural use of the site.

This continues with louvres over smaller bathroom openings, effectively reducing their prominence. Glazing has minimal framing with thin profiles providing openings with a large-scale open, barn-like character. The flat roof would be treated as a green roof, to soften the impact of the dwelling, especially when viewed from upland areas, including the distant vale escarpment to the south.

The pitched roof of the eastern ancillary wing would be sheathed in pre-patinated standing seam zinc, again providing distinction and graduation between the historic buildings and new elements of the site.



SPECIFICATION

GROUND FLOOR

FLOORING

Dark grey polished concrete flooring with underfloor heating throughout.

FIREPLACES

A large glass-fronted fireplace with stone hearth to be the centrepiece of the Drawing Room.

STAIRCASE

A feature contemporary staircase of timber and toughened glass balustrade with feature architectural lighting to showcase the stairs.

JOINERY & KITCHEN

Tailormade joinery in Kitchen, Boot Room, Utility Room, Main Hall and Back Lobby. A combination of contemporary hand-painted doors with wood veneered internal carcasses to joinery units, along with custom wood fronted joinery. Worktops in a combination of quartz and natural stone.

FIRST FLOOR

FLOORING

Bedrooms and landings are prepared for carpet, ready fitted with underlay suitable for underfloor heating.

WARDROBES

Principal bedroom and dressing rooms with hand-crafted cabinetry, internally lined with oak veneer and fitted with adjustable shelves, drawers, hanging rails, and integrated LED lighting. Features such shoe storage, additional internal drawers, jewellery trays and bespoke solutions can be specified as an option. Additional designs available for other bedrooms and dressing rooms.

BATHROOMS

Selected sanitaryware and brassware by brands such as Lefroy Brooks, tiled in a variety of natural stones and marbles from suppliers such as Artisans of Devizes. Freestanding baths, under-mounted baths with marble surrounds and bespoke-made marble topped vanity units along with bespoke shower screens.

GENERAL

WINDOWS & DOORS

Bespoke, hand-made sliding aluminium-framed glazed doors and windows. Hardwood where appropriate.

HEATING

Typically, an air-source heat pump with supplementary back-up system. Thermostatically controlled underfloor heating to basement, ground & first floors.

LIGHTING

Energy efficient, warm-white LED lighting throughout. Layered lighting schemes will also include pendant lights and wall lights. Bathroom lighting includes low level PIR operated night lights. 5 Amp circuit provided.

HOME AUTOMATION

Wired data cable and Wifi installed throughout for home automation. Ceiling speakers wired in main reception areas. Additional designs available for areas.

SECURITY

The house will be fitted with a security alarm, with wiring provision for cameras.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



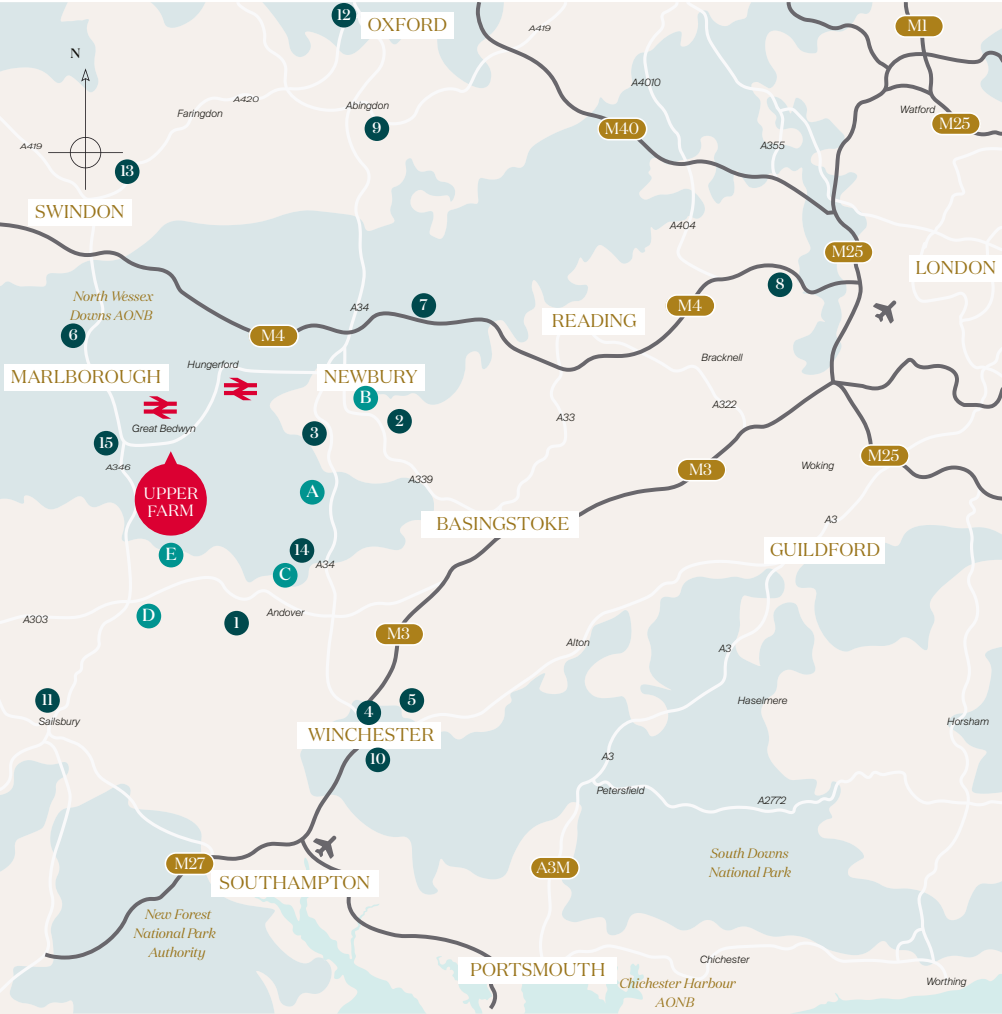
Approximate Gross Internal Area
House: 575sq.m. or 6189sq.ft.
(Inc. Garage & Basement)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

LOCATION

Upper Farm is located in the hamlet of Wexcombe within the parish of Grafton, just a short distance from the Wilton windmill and the Swan pub at Wilton.

The nearby village of Great Bedwyn provides good local facilities including a primary school, garage workshop, general store, post office, doctors’ surgery, a number of good pubs and a regular train service to London Paddington and the West Country.



The market towns of Hungerford, Pewsey and Marlborough offer a wider range of facilities and are all close by.

The surrounding countryside offers a good network of footpaths, bridleways and quiet lanes, ideal for walking, horse riding and cycling.

Several schools are close by, including Marlborough College, Farleigh, St Mary’s Calne and Dauntseys. The surrounding countryside is interlaced with footpaths and bridleways and is renowned for its scenic walks, including the famous Ridgeway. This part of Wiltshire has a number of high-quality public houses and restaurants including the Crown & Anchor in Ham, The Swan and the Retreat at Elcot Park, as well as a number of others to explore.

Transport networks are easily accessible with a regular train service to London Paddington from Pewsey station.

SCHOOLS

- 1

Farleigh
- 2

Cheam
- 3

Horris Hill
- 4

St Swithun’s
- 5

Winchester College
- 6

Marlborough College
- 7

Downe House
- 8

Eton College
- 9

Radley
- 10

Twyford
- 11

Chafyn Grove
- 12

St Edward’s Oxford
- 13

Pinewood
- 14

St Mary Bourne Primary
- 15

Easton Royal Academy

RECREATION

- A

Highclere Castle
- B

Newbury Racecourse
- C

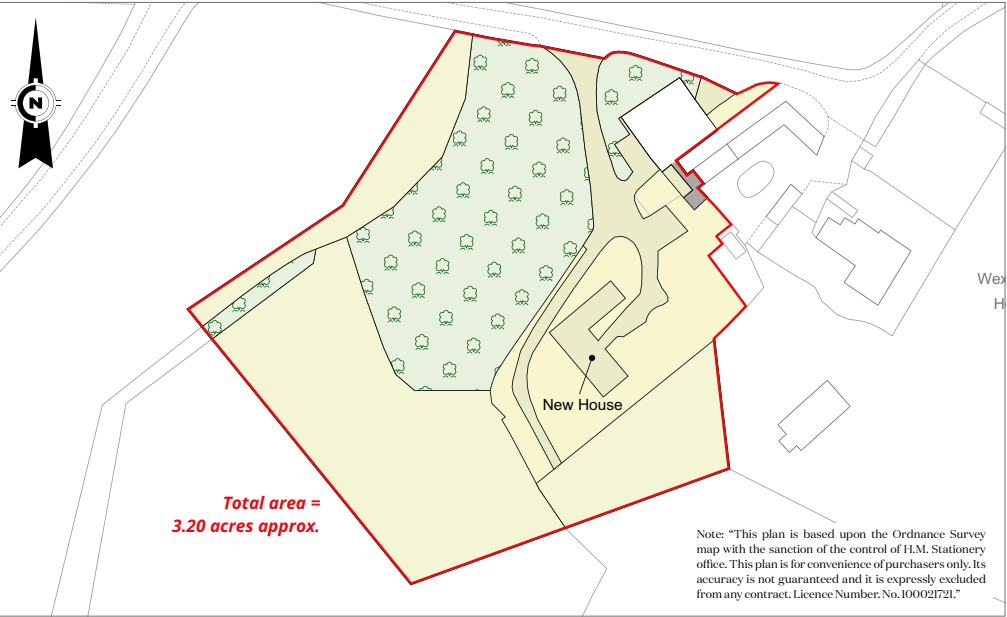
Finkley Down Farm
- D

Andover Golf Course
- E

Thruxton Race Track

TRAVEL

- Hungerford Station
- Great Bedwyn Station
- Southampton Airport
- London Heathrow



PROPERTY INFORMATION

Directions (SN8 3SQ)

From Hungerford: Head south on the A338, after approximately 6 miles take the left-hand turning sign posted to Wexcombe. After approx. 1 mile take the second left at the top of the hill into the village, the Upper Farm site will be found on the right-hand side.

What3Words: [///forensic.plastic.sprains](#)

Local Authority: Wiltshire County Council - 0300 456 0100

Services: Mains electricity, water is taken from a bore hole and private drainage is via a new waste treatment plant. Air-source heat pump for hot water and central heating.

Ten Year Warranty: The property will be independently surveyed during the construction by surveyors who will issue a ten-year warranty certificate.

Mechanical & Electrical

8 kW Solar PV array. The buildings would be heated using an air source heat pump. An underfloor heating system would complement this system. These systems would be powered in part by locally generated electricity from the PV array and battery storage. EV car charger.

EPC: TBC, expected B/A

We would be delighted
to tell you more.

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