

# FIELD HOUSE HAM



**Marshall**  
Estate Agents

## Field House

Spray Road, Ham, Marlborough, Wiltshire, SN8 3QR

£1,250,000

Approximately 4.5 Miles to Hungerford  
Railway Station

Approximately 3.8 Miles to Hungerford

Approximately 10.5 Miles to Newbury

- Freehold
- Detached Bungalow
- Wonderful rural location
- Glorious Views
- Circa Half an Acre
- Entrance Hall
- Cloakroom/W.C.
- Drawing Room
- Dining Room
- Study
- Kitchen
- Utility Room
- Four Bedrooms
- En-Suite Shower Room & Dressing Room
- Family Bathroom
- Double Garage
- Ample Driveway
- Secluded Edge of Village position
- Lovely Mature Garden and Grounds
- Oil Fired Central Heating
- Double Glazing
- No onward Chain.



### Situation

Ham is arguably one of the most sought after villages in Wiltshire with its pretty Village Green, renowned Crown & Anchor pub and All Saints Church. The nearby Town of Hungerford (approximately 4 miles) is steeped in History and sits on the banks of the chalk stream River Kennet and the Kennet and Avon canal. The Town is well served by a variety of shops including butchers, bakers, independent retailers and of course antique shops. Also nearby is the Historic Town of Marlborough (approximately 12 miles). This thriving market Town has an extensive range of upmarket shops, public houses, restaurants and cafes along with plenty of amenities including: Marlborough College, a sports centre and a highly rated secondary school, St. Johns.



## The Property

Field House is a very special detached bungalow occupying a wonderful plot with glorious views over the surrounding countryside.

This well designed home includes a bright and airy drawing room with a feature fireplace, a Dining room and a Study.

The modern Kitchen is served by a useful Utility room and there is also a Cloakroom/W.C. The principal Bedroom has an en-suite shower room and Dressing room and the three further Bedrooms are served by a family Bathroom.

The property benefits from Oil fired central heating and double glazing.









**Outside**

Field House stands in a secluded plot of approximately half an acre and backs directly onto farmland.

At the front there is a wide gravelled driveway which leads to the adjoining Double garage

The attractive gardens extend to the side and rear of the property and include neatly tended lawns interspersed with mature fruit trees and established shrubs and flower borders.

The garden enjoys a sunny aspect with lovely far reaching views.



# Ham, Marlborough, SN8

Approximate Area = 1793 sq ft / 166.5 sq m  
 Garage = 529 sq ft / 49.1 sq m  
 Total = 2322 sq ft / 215.6 sq m  
 For identification only - Not to scale



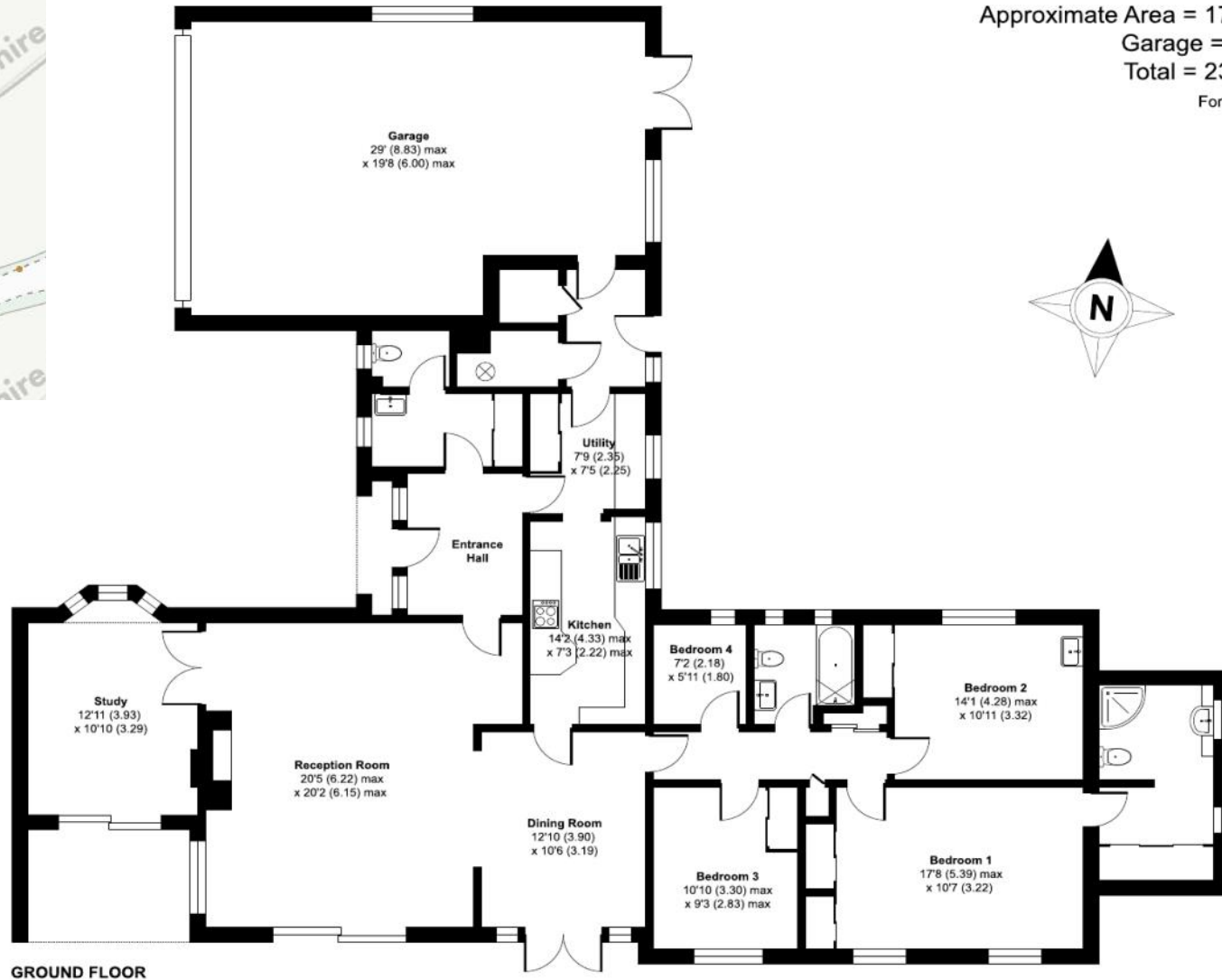
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

## Services

Mains Electric  
 Mains Water & Drainage  
 Oil Fired Central Heating

Council Tax Band: G

What 3 Words Location: ///lance.whizzing.sensible



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © n/cocom 2026. Produced for Marshall Estate Agents Ltd. REF: 1441876



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