

HAM MANOR



HAM | WILTSHIRE





HAM MANOR

HAM | WILTSHIRE | SN8 3RB

Hungerford 4 miles (London Paddington from 65 minutes) • M4 J14 7 miles • Marlborough 11 miles
Newbury 12 miles (London Paddington from 40 minutes) • London 70 miles
(Distances and times are approximate)

‘A Grade II Listed Manor House in a sought-after village with views to the rolling downs of the surrounding countryside.’*

Ground Floor – Reception Hall • Drawing Room • Study • Sitting Room • Dining Room • Kitchen/Breakfast Room • Pantry
Cloakroom • Rear Entrance Hall • Extensive Cellars

First Floor – Principal Bedroom with Dressing Room, Bathroom and separate WC • Guest Bedroom with adjoining Bathroom
2 further Bedrooms • Family Bathroom • Dressing Room

Second Floor – 2 Bedrooms • Shower Room • Playroom/Bedroom • Bell Tower

Annexe – Kitchen/Dining Room • Utility Room • Sitting Room • Cloakroom • 2 Bedrooms • Shower Room

Stable Cottage – Kitchen/Breakfast Room • Sitting/Dining Room • 3 Bedrooms • Family Bathroom

Outbuildings – Extensive Range of Outbuildings including: Stable Block with 4 Stalls, Tack Room and Machinery Store
Machinery Store/Open Store with 5 Bays, Store room and WC • Dovecote • Garages with Store Rooms and Kennels
Pool House with Kitchen, Shower Room, WC and Plant Room

Garden and Grounds – Stunning Mature Gardens • Swimming Pool • Tennis Court • Pasture • Orchard • Woodland

In all about 40.46 acres (16.37 hectares)



Viewing by appointment only.

These particulars are intended only as a guide and must not be relied upon as statements of fact.
Your attention is drawn to the Important Notice on the last page of the brochure.

SITUATION

The village of Ham is 4 miles south west of Hungerford and 11 miles south east of Marlborough in a Conservation Area and an Area of Outstanding Natural Beauty. The house sits close to the county boundaries of Wiltshire, West Berkshire and Hampshire. It sits deep within rural countryside with footpaths and bridleways surrounding it offering excellent opportunities to walk and ride. Within the village is a church and the Crown & Anchor Public House.

Shopping - Hungerford, Newbury and Marlborough have an extensive range of shops, boutiques and supermarkets.

Schools - The area is renowned for its excellent prep schools, especially Horris Hill, Cheam, Farleigh, St Gabriel's and Pinewood. Marlborough College, St Mary's Calne and Downe House are nearby with Radley College 40 minutes away. Newbury and Marlborough also have excellent state schools.

Racing - National Hunt racing at Newbury. Lambourn, Valley of the racehorse, is 12 miles away.

Fishing - The River Kennet flows through Hungerford. The Avon and the Test are nearby.

Travel - Southampton and Heathrow Airports are both about 1 hour by car. A direct train service runs from Hungerford to Paddington in 65 minutes or from Andover to London Waterloo takes 65 minutes.

(Distances and times approximate)



HAM MANOR

The beautiful Grade II* listed manor house sits on the southern side of the village. Its location is peaceful and private yet allows one to be part of village life. Approached up a quiet no through road past the church, the gated entrance leads past the stables and dovecote to a large gravelled turning area in front of the house.

The house has been well cared for over the years. Dating back to the C17th with later C18th and C19th additions, the front façade is symmetrical with a beautiful central clock turret and both first and second floors have

tile hung elevations. The house is believed to date back to Charles II period, however, it is believed that there might have been an earlier dwelling. The house was extended in Queen Anne times with a date stone to one end marked “1704”.

Today, the Manor is a lovely family house with an excellent balance of usable space over three floors. It has an excellent combination of reception rooms to bedrooms and bathrooms, making for an ideal home that is also ideal for entertaining. The main house has many period features

including panelling in the hall, landing and some of the reception rooms along with some wonderful period fireplaces. The house has good ceiling heights and lots of windows making it a bright and inviting home. The kitchen is modern in layout with good proportions with a central island, four oven oil fired Aga and a Miele integrated wide oven. To the other end is a dining and sitting area with French doors opening onto the gardens.

To the first and second floors are a master suite, guest bedroom suite, family bedrooms

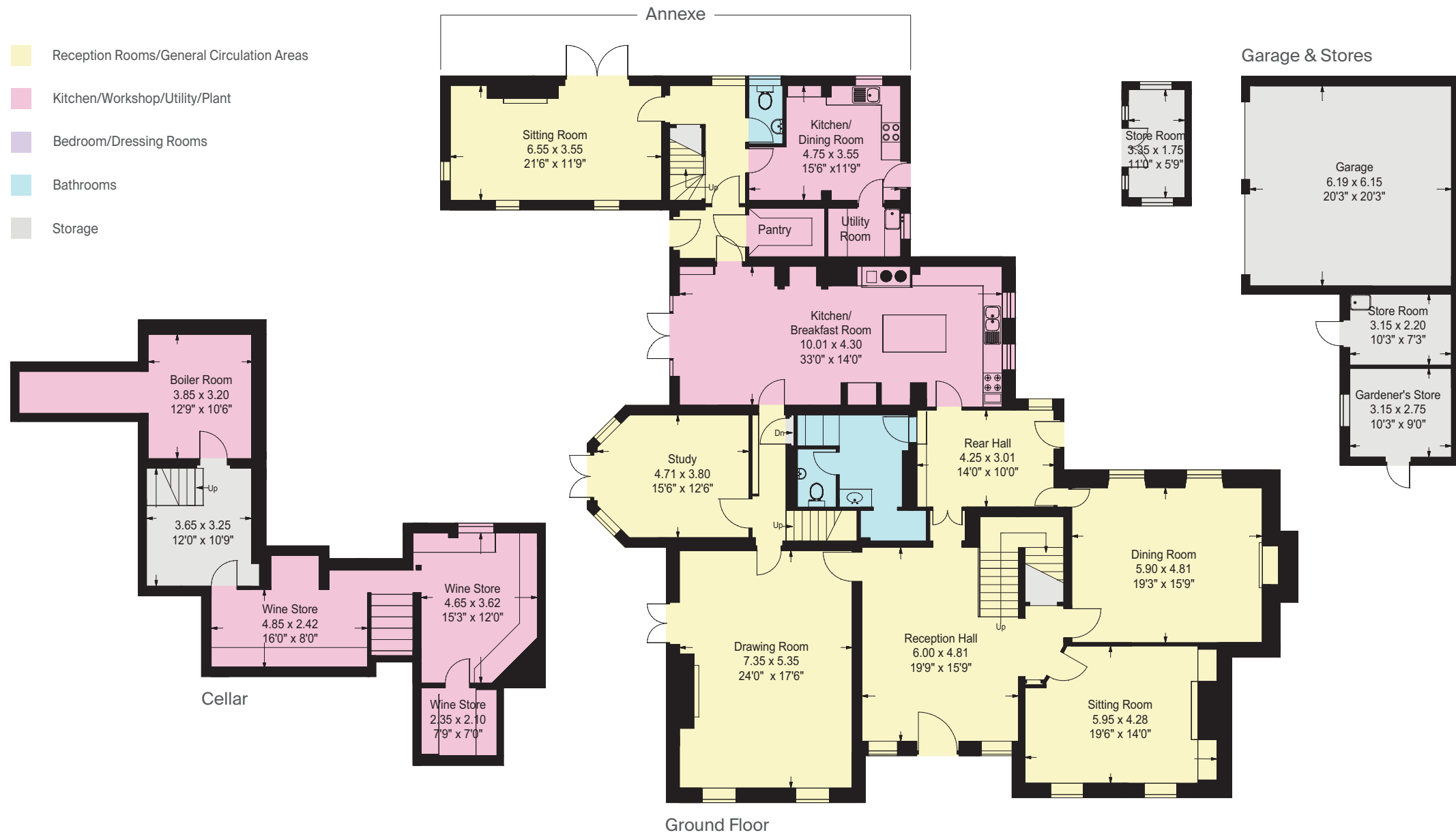
and a family bathroom. The bathrooms were updated by the current owners to a high standard.

To the rear of the house is a two-bedroom annexe which offers further accommodation to the main house or independent accommodation for guests or staff in addition to Stable Cottage. The cellars are extensive and divided into several rooms. To one end is the boiler room and beyond the storeroom are two wine store rooms.





FLOOR PLANS



FLOOR PLANS



Approximate Gross Internal Area:
House - 604 sq m / 6,501 sq ft
Annexe - 107 sq m / 1,152 sq ft
Garage & Stores - 62 sq m / 667 sq ft
*This plan is for identification purposes only and not to scale.
Buildings are not shown in actual location / orientation.*

COACH HOUSE

Constructed of brick under a tile roof, the Coach House is divided into a cottage, stables, tack room and a garage.

STABLE COTTAGE

A porch opens into a hall with doors to a family room with open fireplace and doors to the garden; kitchen with a tile floor, fitted units and Falcon cooker. Steps lead up to a landing with doors off to three bedrooms and a bathroom.



STABLES

These are divided into four stables and a tack room. Adjoining these is a wide garage.

OUTBUILDINGS

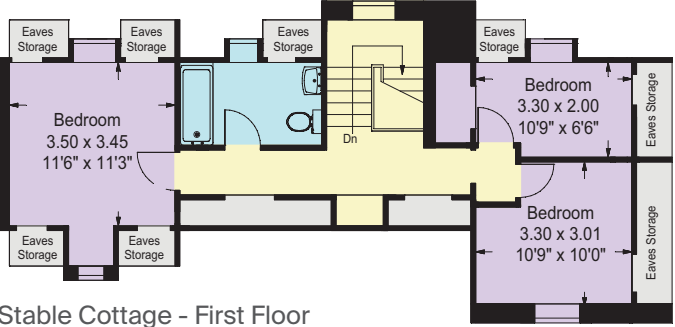
Opposite the Coach House is a five-bay open barn with WC and storeroom. Adjoining this is a compost area. There is also a further timber barn with kitchen to one end.

To the east of the main house are a pair of garages with a storeroom. Beyond, by the drive, is a Dovecote dating from 1794, constructed of brick and tile.

FLOOR PLANS

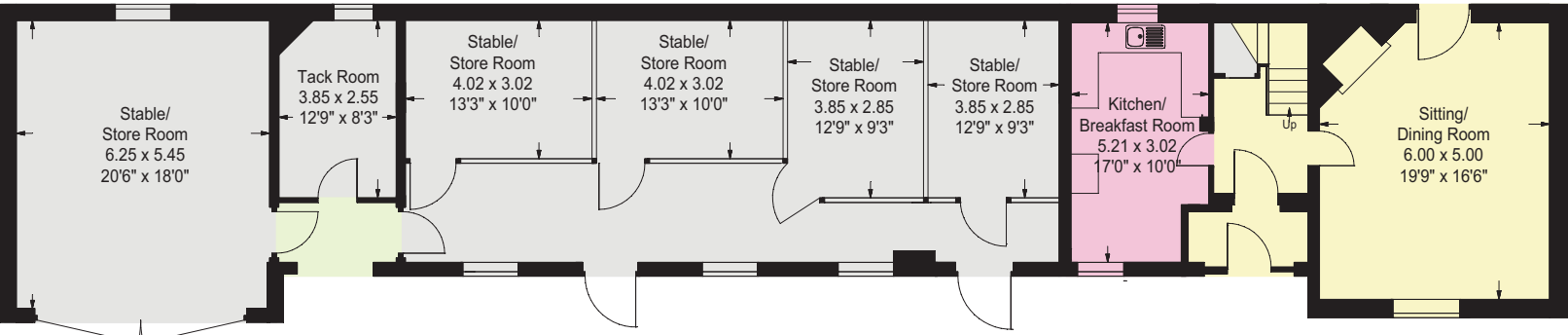
Approximate Gross Internal Area:
Stable Cottage - 107 sq m / 1,138 sq ft
Stable Block - 124 sq m / 1,335 sq ft
Open Store - 75 sq m / 807 sq ft
Pool House - 47 sq m / 505 sq ft

*This plan is for identification purposes only and not to scale.
Buildings are not shown in actual location / orientation.*

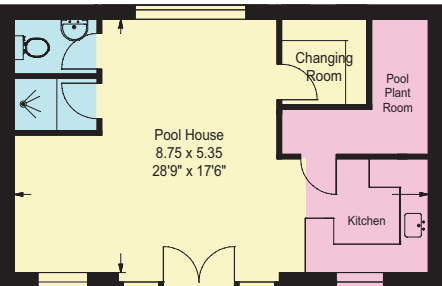


Stable Cottage - First Floor

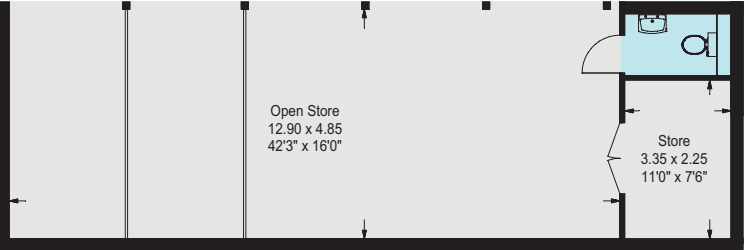
Stable Block



Stable Cottage - Ground Floor



Pool House



Open Store

GARDEN AND GROUNDS

Ham Manor is surrounded by lovely gardens beyond which are numerous trees producing a wonderful setting for the house. Doors from the main reception rooms lead westwards with lawned areas beyond a paved terrace, clipped yew hedges and lovely well-stocked herbaceous borders. To the south west of this is a tree house beyond which is a mature block of woodland.

To the west of the house is the swimming pool complex with pool with an electric cover, a brick and tile pool house with kitchen, shower and changing room plus an eating area. A short distance away is the hard tennis court with hedging and a wall providing excellent privacy.



The grounds have a wonderful parkland setting with numerous specimen trees including Beech, Wellingtonia, Oak, Willows, a pair of Sweet Chestnut Trees and Sycamore. Within the gardens is a sunken pond.



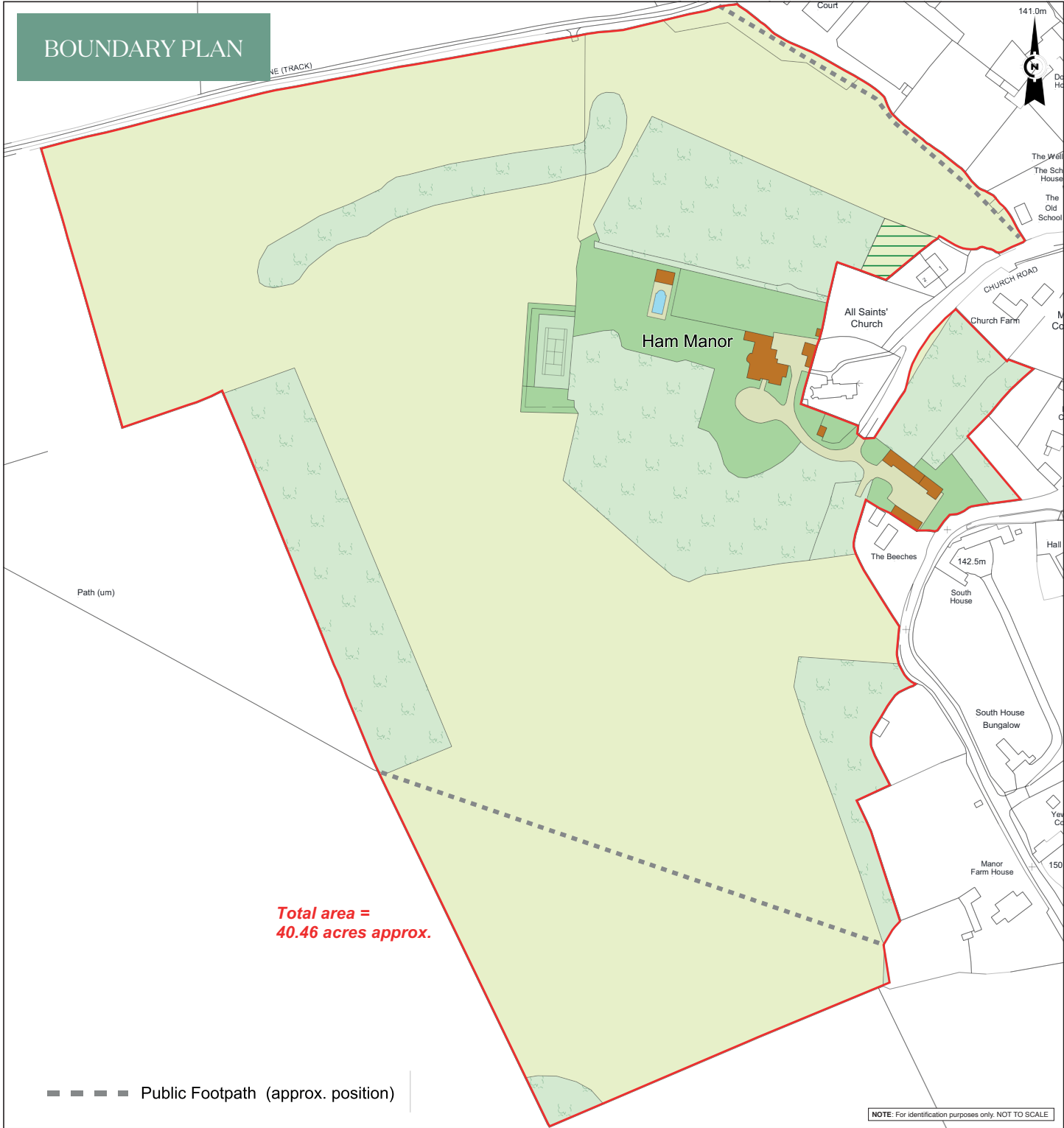
The gardens are noted as a point of interest in the listing with a square belvedere mound with ascending ramp.



LAND

Beyond the Ha-ha the land stretches away with wonderful views to the south, whilst to the west is the pastureland.





GENERAL REMARKS AND STIPULATIONS

SERVICES

Mains electricity, main water, private drainage to main house and mains drainage to the cottage.

EASEMENTS, RIGHTS OF WAY AND FOOTPATHS

A footpath runs across the southern end of the paddock to the south of the house. There is a further footpath running on the boundary to the north. Neither effect the enjoyment of the property.

FIXTURES & FITTINGS

Only those mentioned in these sales particulars are included in the sale. All others, such as curtains, fitted carpets, white goods, light fittings, garden ornaments etc., are specifically excluded but some may be made available by separate negotiation.

LOCAL AUTHORITY

Wiltshire Council: 0300 4560100

Council Tax Band: H

EPC RATING

Stable Cottage - Rating D.

VIEWINGS

Strictly by prior appointment via Knight Frank LLP.



IMPORTANT NOTICE

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legal/privacy-statement>. Particulars dated September 2021. Photographs dated xxxxxxxxxx. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

TENANCY AGREEMENTS

Vegetable Patch - There is a licence granted to a neighbour to use a small area of garden as a vegetable patch in return for £50 per annum. This is shown hatched on the plan.

Stable Cottage - This is occupied under an Assured Shorthold Tenancy with 6 months to run from 28th August 2021 with the option of the owner to renew for a further 6 months.

Farm Business Tenancy (FBT) - The land is farmed under an FBT to Michael Marriage but notice has been served to terminate at the end of September 2022.

DIRECTIONS

Postcode: SN8 3RB

From junction 14 of the M4 motorway, head south on the A338 into Hungerford. Drive up the High Street, straight through Hungerford (A338) and after approximately 4 miles, take the left hand turning signed to Ham and Shalbourne. On entering the village the village green is on the left followed by the Crown & Anchor public house. Having passed these take the next turning on the right, Church Road, signposted to the church. Follow this road to the end where the gates to Ham Manor will be to the left of the church.

