

# Beeches Farm

# Whittonditch, Ramsbury, Wiltshire

# A fantastic range of former farm buildings with planning consent to convert into a beautiful home in a courtyard setting.

Proposed accommodation:
Hall I Open plan kitchen/sitting room/dining room I Three bedrooms I Two shower rooms

Garden with parking, workshop and garden stores

Hungerford 5 miles (Paddington 65 minutes), Marlborough 7 miles, Swindon 13 miles (Paddington 65 minutes), M4 (J14) 6 miles (Distances & times are approximate)



### **Knight Frank Hungerford**

Ramsbury House, 22 High Street Hungerford, RG17 ONF

01488 682726 rob.wightman@knightfrank.com

knightfrank.co.uk







# Situation

Beeches Farm is on the edge of Ramsbury, a popular village within an Outstanding Natural Beauty area.

The village has many amenities, including shops, The Bell public house and café, healthcare practice and an outstanding Ofsted primary school.

The pretty market town of Marlborough and Swindon provide a wide selection of shopping and recreational facilities.

The property is well placed for excellent communications and schools, with trains from Hungerford to Paddington taking about 60 minutes.

In addition to the village school, popular schools in the area include Pinewood, Marlborough College, St John's and Dauntseys.

### For Sale Freehold

Beeches Farm is an attractive small farmstead of redundant farm buildings.

They are not listed and date from the 1900s.

Planning permission was granted on 10 May 2023 for the conversion of part of the retained buildings to residential use with associated parking and turning space (Application Reference Number: PL/2023/01222).

A range of buildings can be used as a workshop and store, and to the east of the courtyard lies an area of the garden.

## Services

Mains services will need to be connected.

# Fixtures and Fittings

Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings etc., are specifically excluded but may be made available by separate negotiation. Garden furniture and ornaments are not included in the sale.



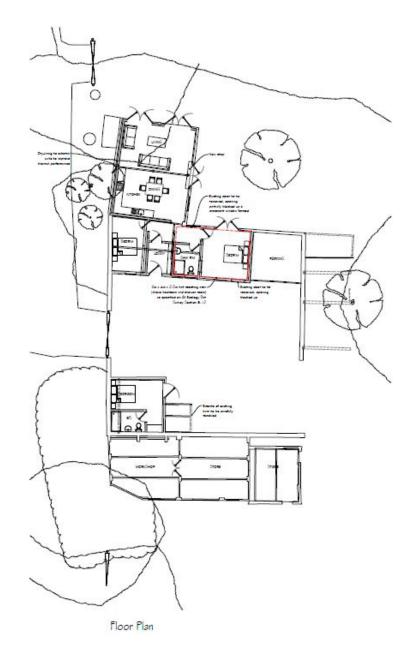
# Local Authority Wiltshire Council. Tel 0300 456 0100

# Directions (SN8 2QA)

What3words: ///perfume.notice.cosmic

# Viewing

Viewing by prior appointment only with the agents.



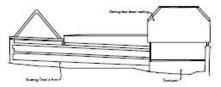


### South Elevation



North Elevation

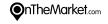
#### BARN 2



#### North Elevation



East Elevation





### Connecting people & property, perfectly.

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 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 nor any joint agent has appeared at how 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 appeared the property as they representations about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has appeared the property as they representations on the part of the property as they videos and virtual viewings etc. show only certain start to the property as they representations to the property as they representations to the property as they 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/legals/privacy-statement. Particulars dated June 2023. Photographs and videos dated May 2023. Reference: RMCW/HNG012338471.

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 WIU 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, employed, email to marketing. help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.