

Berwick House Farm, Berwick Bassett, Wiltshire







A wonderful family home **close to Marlborough** with beautiful gardens.

Summary of accommodation

Reception hall | Drawing room | Dining room | Sitting room | Kitchen | Office | Study | Conservatory | Boot room | Utility room | Cloakroom

Principal bedroom suite | Five further bedrooms | Two family bathrooms

Pretty gardens with tennis court, former outdoor swimming pool and summer house/conservatory

Orchard area | Paddock | Woodland

A range of outbuildings, including garaging, garden stores, boiler room and stabling

In all, about 5.59 acres

Distances

Marlborough 9 miles, M4 J.16 8 miles, Swindon 9 miles (London Paddington from 50 minutes)

Calne 10 miles, Pewsey 13 miles (London Paddington 60 minutes), Hungerford 19 miles

(All distances and times are approximate)



Knight Frank
Hungerford
Ramsbury House, 22 High Street
Hungerford
RG17 0NF
knightfrank.co.uk

Rob Wightman
01488 682726
rob.wightman@knightfrank.com

Mak Potter
01488 682726
mark.potter@knightfrank.com



Situation

Berwick House Farm is situated in Berwick Bassett, a small hamlet about 9 miles north of the thriving market town of Marlborough. The property is located within the North Wessex Area of Outstanding Natural Beauty.

Marlborough has a variety of restaurants and shops, including a Waitrose, a weekly market, and a monthly farmers market. The larger commercial centres of Swindon and Newbury offer a more comprehensive selection of shopping and recreational facilities.

Communications are excellent, with Junction 16 of the M4 being about 8 miles away, with the mainline station at Swindon providing fast access to London Paddington.

Many well-regarded state and independent schools in the area include St Johns, Pinewood, Marlborough College, Dauntseys, St Mary's, Calne and St Francis in Pewsey.





The property

Berwick House Farm is an attractive house believed to be about 200 years old with later additions; it is not listed. The accommodation is tastefully presented with light, well-proportioned rooms and good ceiling heights.

An impressive galleried reception hall leads into a wonderful double-aspect drawing room with a wood burner. An adjacent study and conservatory overlook the attractive rear garden and terrace.

The well-appointed kitchen with AGA, pantry and back staircase opens on to a sitting room with a woodburning stove and doors into the front garden. Further reception rooms include a dining room and office.

There are six bedrooms on the first floor, with the principal bedroom having a bathroom and two dressing rooms.





Outside

The delightful mature gardens are mainly laid with various mature trees and shrubs. There is a productive vegetable garden with a greenhouse, a tennis court and a former swimming pool. A wooden five-bar gate leads to a parking area at the front of the property. A pair of metal gates leading to the house's side provides access to the rear drive.

A range of outbuildings provides garaging for three cars, a garden store, a boiler room, a tool shed and stabling for three horses. Opposite the house is a grassed area with an orchard with a bridge leading to paddock and woodland.

Services

Mains electricity and water. Shared septic tank drainage.
Oil heating and AGA.





Fixtures & fittings

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

Directions (Post Code SN4 9NJ)

From Marlborough, head west on the A4, and when in West Kennett, turn right at the signpost for Avebury. On entering Avebury, bear right at the first junction and pass the pub on the left. Proceed north on A3461 and, after about 2 miles, turn left into Berwick Bassett. Follow the lane and bear round to the left, and Berwick House Farm will be found on the right-hand side.

What3words: senders.dabbling.suggested

Viewing

Viewing by prior appointment only with Knight Frank. Tel: 01488 682726

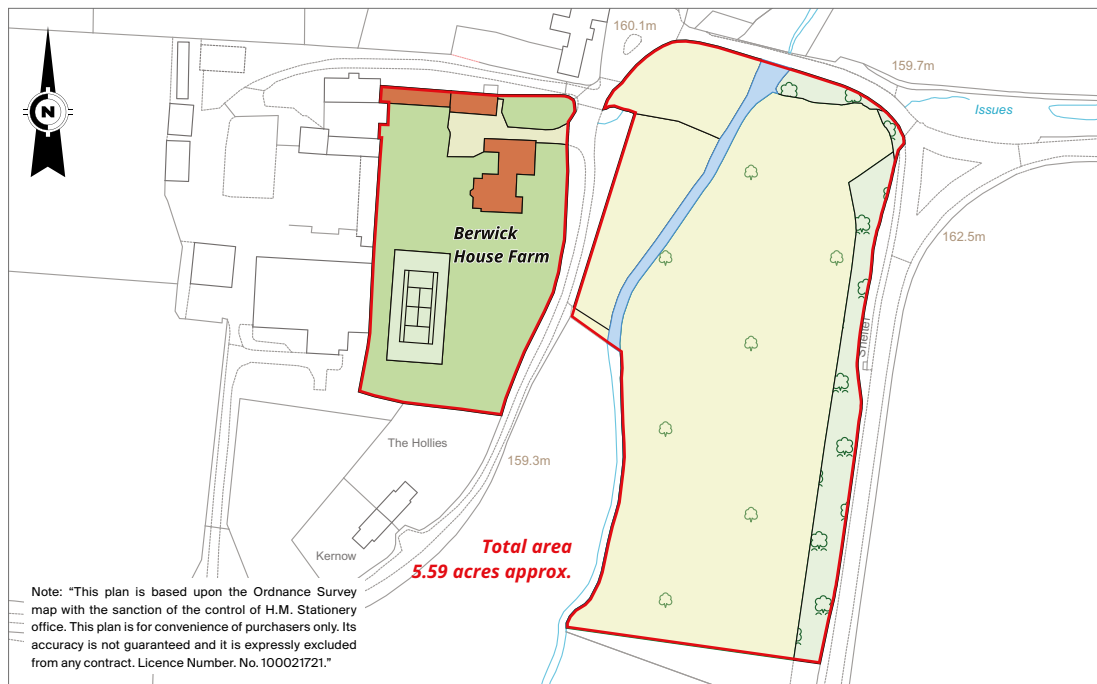
Property information

Tenure: Freehold

Local Authority: Wiltshire Council: 0300 4560100

Council Tax: Band H

EPC Rating: E



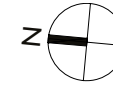
Approximate Gross Internal Floor Area

567.0 sq m / 6103 sq ft

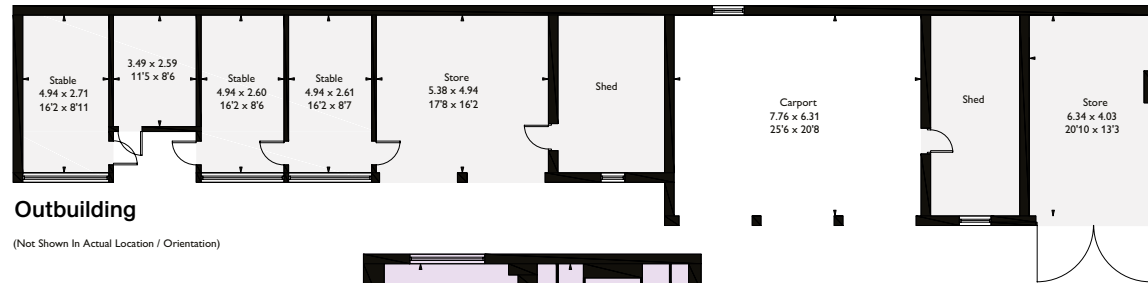
Outbuilding = 102.9 sq m / 1107 sq ft

Total = 669.9 sq m / 7210 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



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



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.

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Particulars dated July 2023. Photographs and videos dated July 2023. Reference: RMCWHNG012387101.

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