

Elmercross House Broad Hinton Wiltshire





Elmeross House

Broad Hinton, Wiltshire

An equestrian dream.

In all about 38.68 acres.

M4 (J16) 6 miles,
Swindon 7 miles (London Paddington 60 minutes),
Marlborough 8 miles,
Hungerford 18 miles (London Paddington 60 minutes),
Cirencester 21 miles,
Newbury 26 miles
(Distance and times approximate.)



Hungerford
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Situation

The property is situated near Broad Hinton, a small village to the south of Swindon. It is located in a Conservation Area within the North Wessex Downs Area of Outstanding Natural Beauty.

There are a wide range of shopping and recreational facilities in nearby Swindon with Marlborough, 8 miles away, having a Waitrose and variety of shops and restaurants.

There are regular trains from Swindon and Hungerford to London Paddington which take about 60 minutes. Junction 15 of the M4 motorway is about 2 miles away and provides fast access to London, Heathrow and the West Country.

There are a variety of excellent schools in the area including primary schools in Broad Hinton & Broad Town, Pinewood, Marlborough College, St Mary's Calne, St John's Marlborough and Dauntseys.

For Sale Freehold

The property is split into a number of equestrian yards & properties and consists of the following:

A five bedroom detached main house (Elmcross House)

A pair of attached two & three bed cottages and a one bed annexe, details as follows - Stable Cottage is a three bed property, attached to which is a disused one bed annexe. (Please note, floor plans of Stable Cottage have not been drawn due to COVID restrictions. White Horse Cottage has two bedrooms.)

Two equestrian yards

An American barn with stabling

A second American barn

Three bay agricultural barn

Extensive stabling, in all over 50 loose boxes

Mobile home

A canter track

A lunge ring

Undercover six bay horse walker





Services

Mains water, electricity and drainage. Private drains to Elmcross House. Oil fired heating

EPC Rating

Elmcross House - C Rating

Annexe - F Rating

Stable Cottage - E Rating

White Horse Cottage - D Rating

Local Authority

Swindon Council: 01793 445500

Postcode

SN4 9PF

Directions

From Marlborough, proceed on the Swindon road past the common, towards Rockley. Continue along this rather beautiful road over the downs and down Hackpen Hill (whilst admiring the views!), before meeting the A4361 at the staggered cross roads, take the very last turning on the right (a no-through lane); Elm Cross House will be found on the right hand side.

Viewing

Viewing by prior appointment only with the agents.

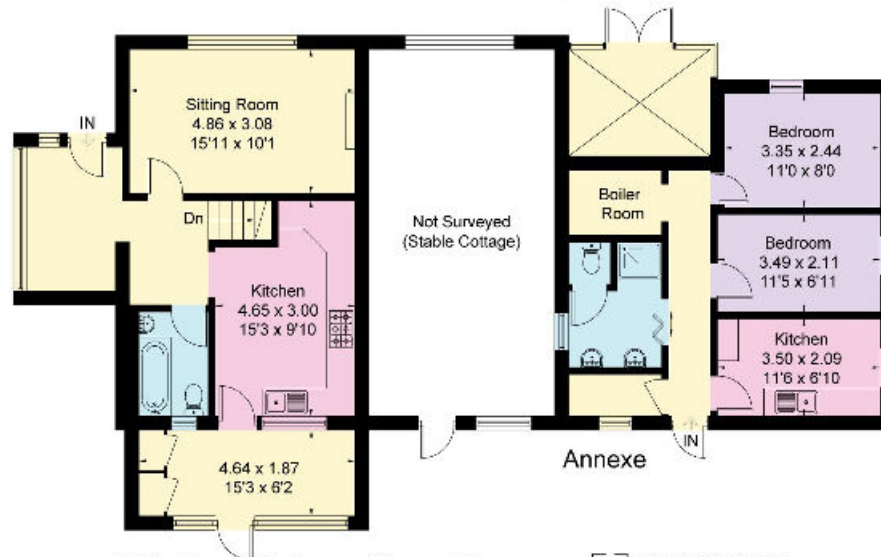
Restrictive Tie & Conditions

There is a restrictive tie in place that means that the whole of Elmcross must be sold as one; the additional properties at Elmcross cannot be sold or otherwise disposed of separately. Elmcross must be kept as one integral equestrian unit.

In addition there is an occupation condition which states that the cottages must be occupied by persons employed at Elmcross stables only.

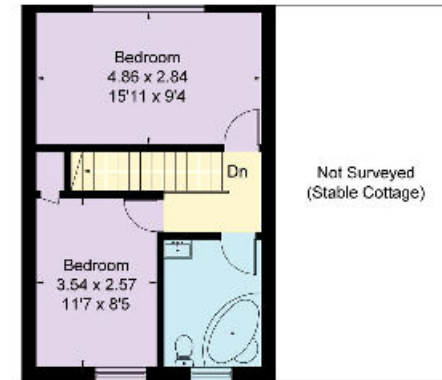


Elmcross House = 188.8 sq m / 2,032 sq ft (Excluding Void / Not Surveyed)
 White Horse Cottage and Annexe (Stable Cottage not Surveyed) = 140.0 sq m / 1507 sq ft
 Total (Not Including Stable Cottage) = 328.8 sq m / 3,539 sq ft

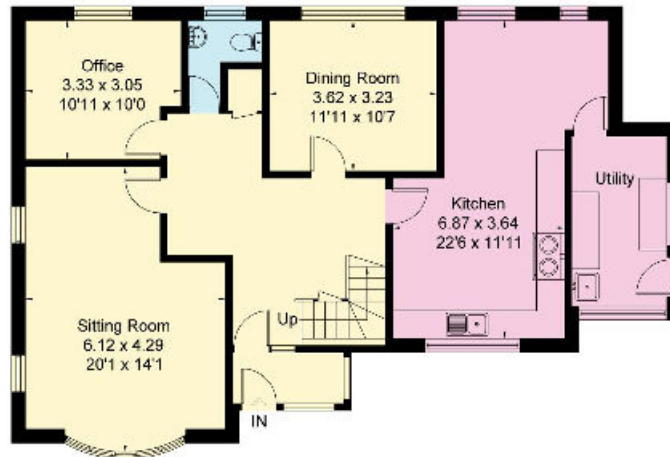


White Horse Cottage - Ground Floor
 (Stable Cottage not surveyed)

□ = Bedroom head height below 1.9m



White Horse Cottage - First Floor
 (Stable Cottage not surveyed)

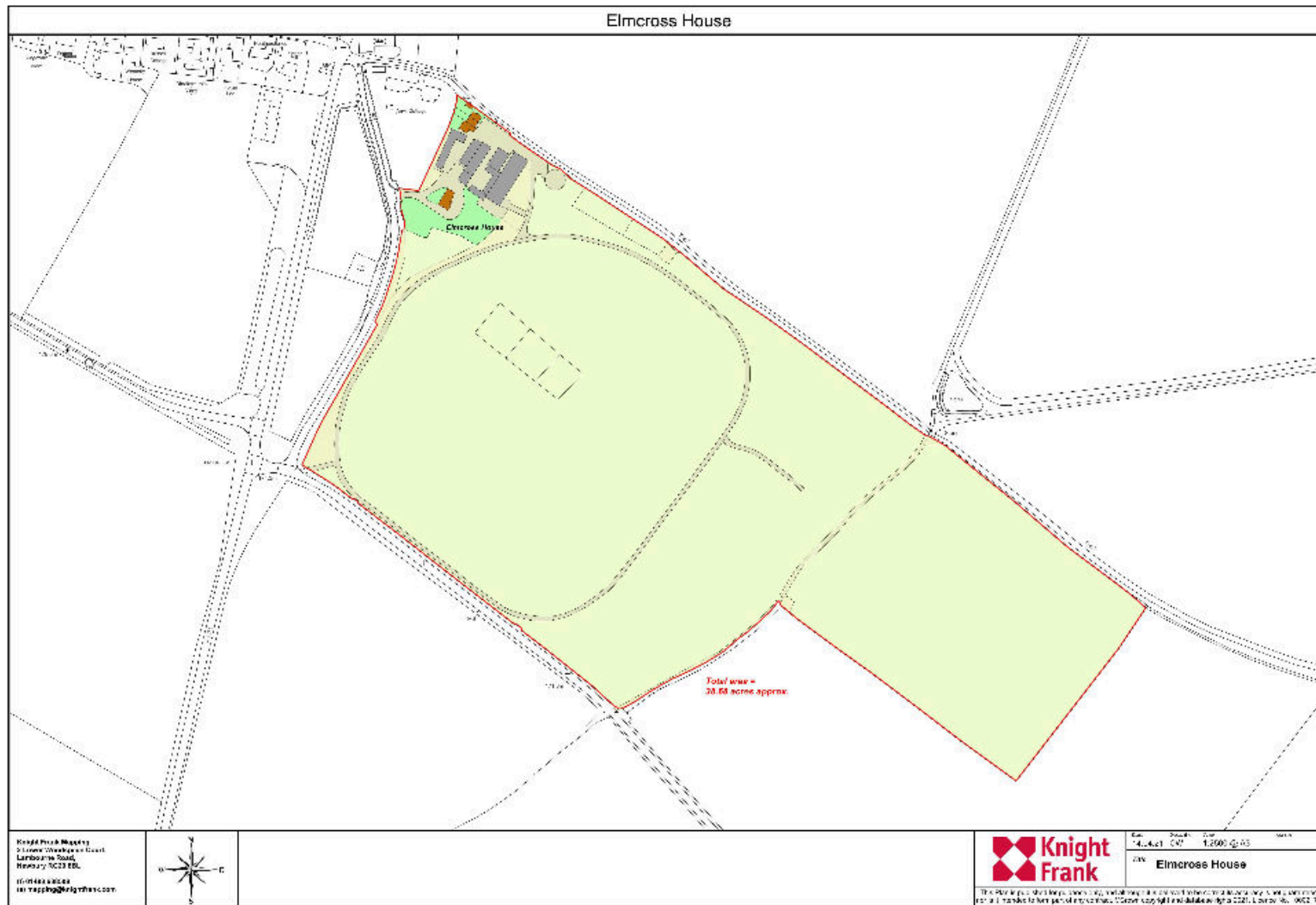


Elmcross House - Ground Floor



Elmcross House - First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
 fourwalls-group.com 275175



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I would be delighted to tell you more.

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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.

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Particulars dated [April 2021]. Photographs and videos dated March 2021.

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