

Ware Farm

Potterne | Wiltshire



Beyond your expectations

A meticulously refurbished house in an enchanting position

A quarter of a mile private drive

Main house

Galleried entrance hall | Vaulted double aspect drawing room
Sitting room | Orangery | Dining room
Spectacular kitchen/dining room | Boot room | Utility room
Ancillary rooms | 4 bedrooms | 3 bathrooms
Underfloor heating to the whole of the ground floor

Annex

Annex incorporating vaulted living room/kitchen
Bedroom with en suite | Guest cloak room | Excellent storage

Outbuildings

Generous open sided garaging | Large machine
shed/workshop | Storage room | Independent stable block
with 3 loose boxes

Grounds

Grounds of around 1.235 acres
Incredible open views to all sides and over the
surrounding farmland

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Description

Ware Farm is situated in an enchanting position down a quarter of a mile of private drive and set amongst tranquil farmland to all sides. Due to the superb position, it enjoys incredible privacy, excellent views and a real sense of country living. The house itself has had a thorough and meticulous renovation by the current owners during their occupation and is now presented in first class order throughout.

They have used an abundance of high quality materials and have both enlarged and enhanced the overall size and usability of the accommodation. The three main reception rooms all offer unique views and feel and are ideal for both entertaining as well as intimate family use. The orangery enjoys a stunning, south facing aspect, and is an excellent place to relax and enjoy the open views and sun throughout the day. The kitchen has been fitted with a contemporary range of solid wood units complemented by granite and wooden worktops and is fully integrated. This is a real 'all day room' with space for both a breakfast bar and table as well as sofas.

The owners of Ware Farm have also catered for the country pursuits with the installation of a large utility room/boot room and excellent outdoor storage areas. The house has been designed to accommodate live-in help or alternatively it is ideal for independent relatives in the adjacent annex. The annex is again finished to a high standard and enjoys fully independent access with an area of the garden that could easily be sectioned off for private use. The outbuildings include generous open sided garaging, a large machine shed as well as two store rooms. There is also a stable block with 2 loose boxes and large tack room.





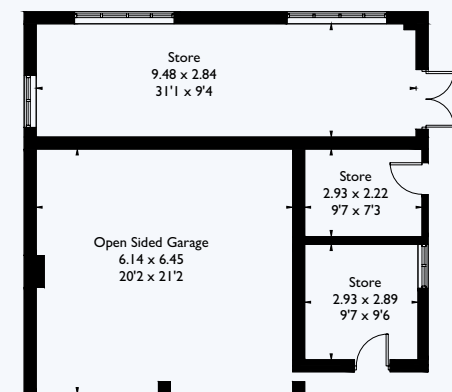
Situation

The property is located between the villages of Potterne and Worton. There are excellent facilities which include a village shop, public house and primary school. The village is popular with families looking to utilise the excellent schooling system with many choosing Dauntsey's St Margaret's, St Mary's, Calne, Marlborough College or Warminster School. The larger town of Devizes is some 4 miles away and offers a comprehensive array of shops, restaurants and leisure facilities. Commuter links are also excellent with rail connections from Chippenham and Pewsey (to London Paddington in around 70 minutes) or Grateley (into Waterloo in around 80 minutes). The area is also sought after due to its excellent range of leisure facilities and leisure pursuits including riding, shooting, fishing, cycling and walking.

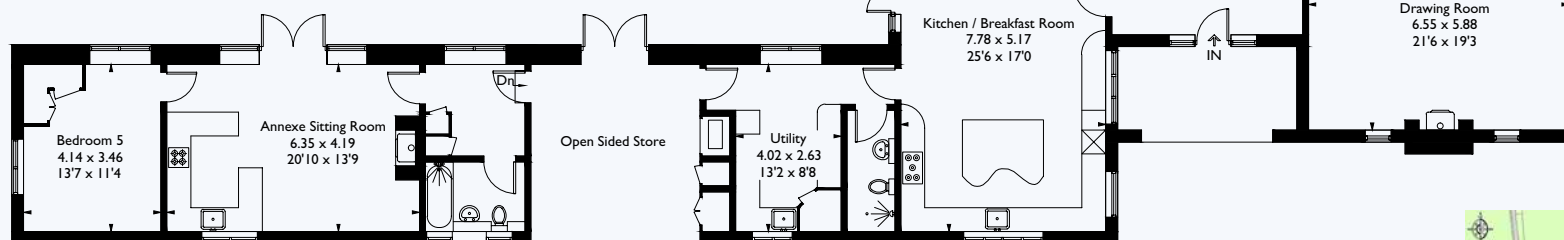
Postcode

SN10 5PU

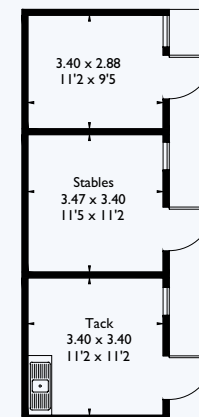
Approximate Gross Internal Area = 392.3 sq m / 4223 sq ft
 Stable / Garage = 121.1 sq m / 1303 sq ft
 Total = 513.4 sq m / 5526 sq ft



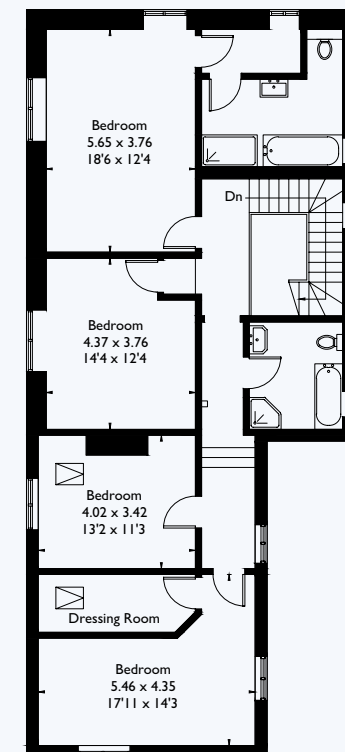
(Not Shown In Actual Location / Orientation)



Ground Floor



(Not Shown In Actual Location / Orientation)



First Floor



Beyond your expectations

FOR CLARIFICATION, We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemized within these particulars.