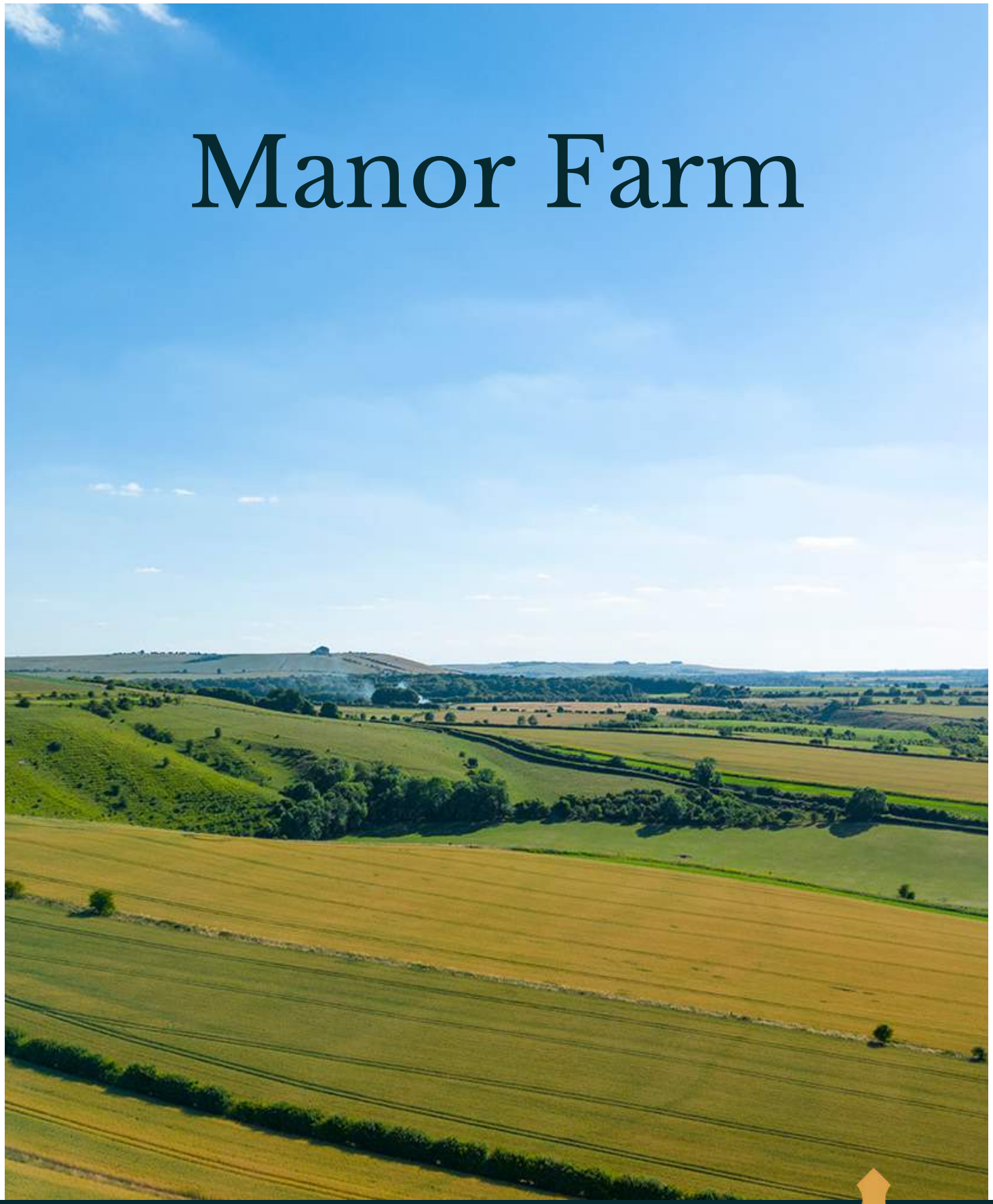
Manor Farm

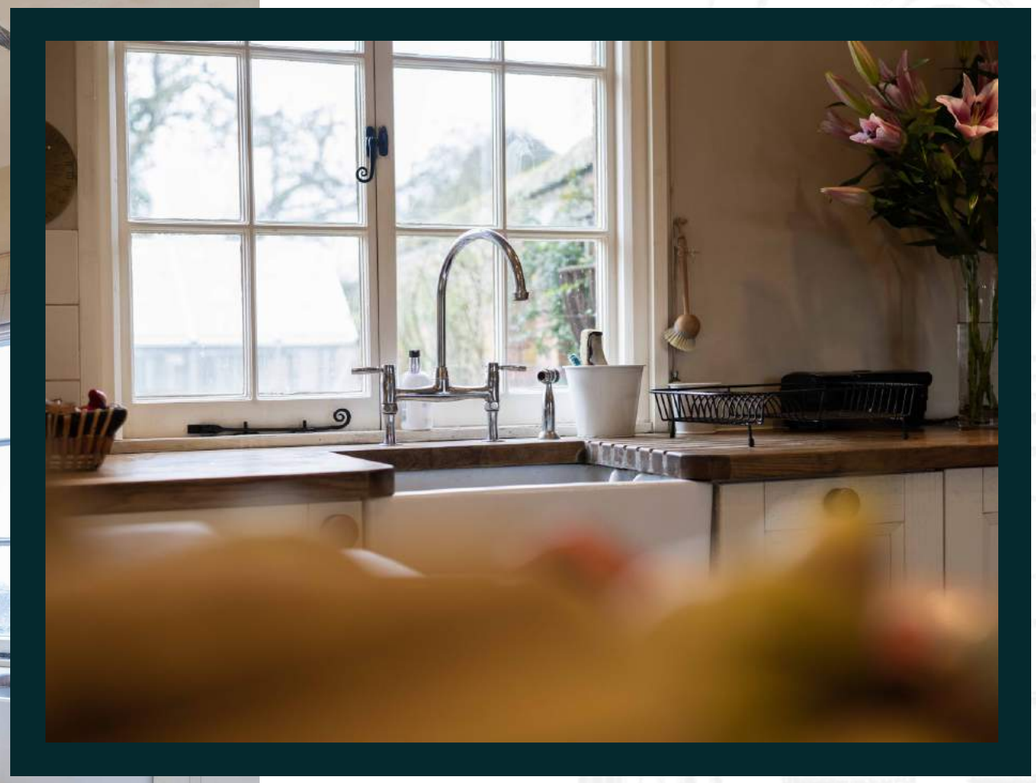


Bishopstone, Swindon
Wiltshire, SN6 8PT

51°33'02"N , 001°39'07"W
what3words///seemingly.grain.champions

THE COUNTRY HOUSE DEPT.

ABOUT THIS HOUSE



Manor Farm is an attractive Grade II Listed period house, believed to date from the 18th century with later additions. The property sits on the edge of the popular village of Bishopstone and it occupies a a private position. It enjoys wonderful views over the surrounding countryside and downland and has delightful mature gardens. The house offers spacious and adaptable accommodation which is over three floors as well as an integral annexe, secondary accommodation and extensive equestrian facilities including a 16 loose boxes, stores, a Monarch four horse walker and 55 x 40 all-weather menage. The land lies opposite the property, is divided into six post and rail paddocks with water.

Bistro
Chef Alex
Gardener Rod

HIGHLIGHTS INCLUDE

- The property enjoys the most wonderful setting and views over the surrounding countryside and Downland.
- Bishopstone is located in the North Wessex Area of Outstanding Natural Beauty and is within a Conservation Area; it has a pub and village school.
- Hungerford and Marlborough are within a short driving distance and provide extensive shopping facilities with the larger commercial centres of Swindon, Newbury and Oxford all within easy reach.
- Communications are excellent with the M4 junction 15 within 4.5 miles providing access to London, the west country and also links to the A419 giving access to the M5. Main line station at Swindon provide services to London Paddington.
- The surrounding countryside has numerous public bridleways and footpaths, one of which is the Ridgeway which lies to the south of the village.
- There is excellent schooling within striking distance, such as Pinewood, Marlborough College, St John's Marlborough, St Mary's and St Margaret's Calne.
- The property has a superb equestrian set up centred around a courtyard of 16 loose boxes which are located in traditional buildings.
- In addition, there is an open fronted covered lorry park and tractor store with an adjoining barn providing useful storage for hay, bedding materials and also further general store for rugs and other equipment.
- There are two tack rooms and two feed rooms. Also, within the yard there is the groom's annexe which has an open plan living room with kitchen, two bedrooms and a shower room.

THE FINER DETAILS

BEDROOMS
6

RECEPTION ROOMS
4

BATH/SHOWER ROOMS
4

MENAGE
1

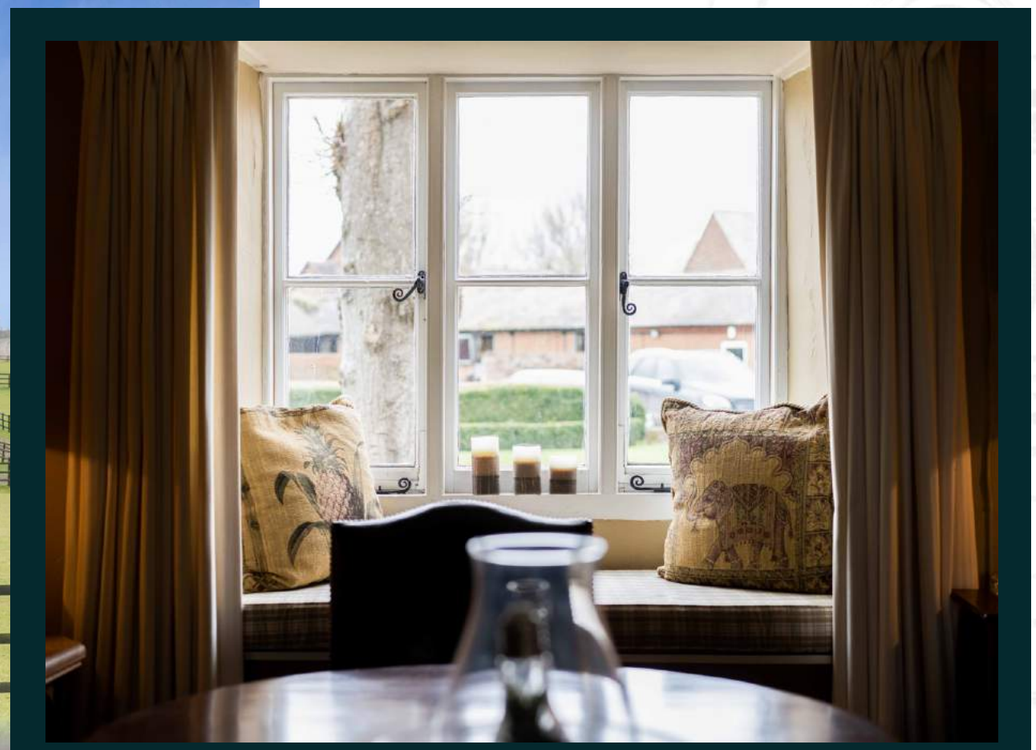
PLOT SIZE (ACRES)
21.49

ANNEXE
2

STABLES
16

HORSE WALKER
1

THE FINER DETAILS



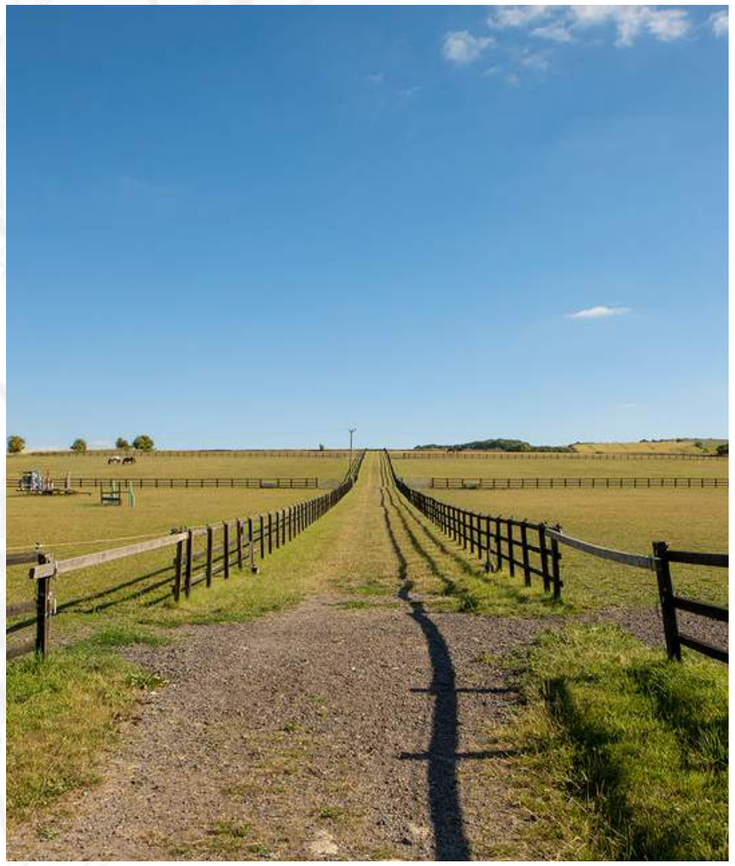
CO-ORDINATES
51°33′02″N , 001°39′07″W

SERVICES
Private water (via Church Commissioners)
Mains electricity
Oil fired heating (electric heating to Groom's annexe)
Private drainage

EPC
Grade II

COUNCIL TAX
Band G

LOCAL AUTHORITY
Wiltshire Council



ABOUT THIS AREA

The village of Bishopstone lies at the foot of the Wessex Downs. An attractive and sought-after village, there is a village school and an excellent pub. Within 11 miles is the market town of Wantage with its attractive market square and enviable selection of great pubs and inns. Bordered by The Ridgeway Path to the South, it's an idyllic spot with inexhaustible options for lovers of the outdoors.

More extensive facilities can be found in Marlborough, Swindon, Newbury and Oxford. Road and rail communications are excellent, with Junction 14 of the M4 providing fast access to London (85 miles) and the West Country, while the M40 accessed at Oxford provides a route to the Midlands and the North. Didcot mainline station is about 10 miles distant, with regular commuter services to London/ Paddington via Reading in around 40 minutes.

There is a wide selection of both private and state schools in the area, with Pinewood being very accessible.

TOWNS & TRAIN STATIONS

M4 (J 15) 5 miles
Swindon Station 8 miles
(London Paddington from 60 minutes)
Wantage 11 miles
Marlborough 12 miles
Hungerford 15 miles

LOCAL

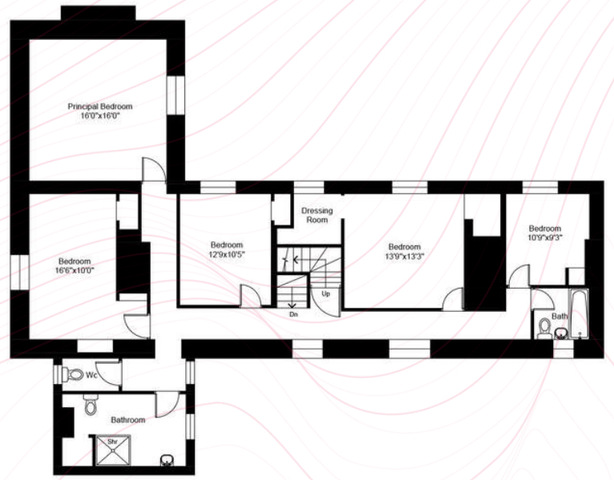
The Royal Oak, Bishopstone
White Horse, Woolstone
The Star Inn, Sparsholt

TIME TO DRINK
CHAMPAGNE

FLOORPLAN

GROUND FLOOR PLAN

SECOND FLOOR PLAN



FIRST FLOOR PLAN

House - 468 sq m / 5,038 sq ft | **Stable** - 51 sq m / 549 sq ft | **Stable & Stores** - 407 sq m / 4381 sq ft

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AREA GUIDE

Wiltshire

Wiltshire is a special county with a fascinating history from the medieval city of Salisbury, with its magnificent Cathedral, as well as Longleat, famous for its Safari and adventure park, and the beautiful Lacock Abbey, which was the birthplace of photography. The ancient standing stones at Stonehenge (World Heritage Site) and Avebury have a magnetism that has drawn people to them from around the world. Renowned for its iconic white horses carved into the rolling downs, almost half of Wiltshire is designated an Area of Outstanding Natural Beauty and there are numerous ways to enjoy our quintessentially English countryside.

WALKING

The Ridgeway National Trail
Described as Britain's oldest route it follows along the chalk ridge of Wiltshire, through to the Berkshire Downs and the River Thames measuring a total distance of 87 miles (140 km) long.

EATING OUT

The Swan in Enford
Tucked away in a secluded little village on the edge of Salisbury Plain is this charming Grade II Listed country pub which sits next to the river Avon.

EVENT

WOMAD
An international arts festival created to celebrate the world's many forms of music, arts and dance which takes place annually in the grounds of Charlton Park.

DAY OUT

Stourhead House and Garden
With hills, water and classical architecture framed by a fabulous collection of trees and shrubs, Stourhead was described as 'a living work of art' when first opened in the 1740s.

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51°42'58.9"N 1°12'54.6"W