



Flowers Farm Vernham Street Andover Hampshire SP11 0EL

WOOLLEY  
& WALLIS



Guide Price £1,350,000

A delightful and extremely pretty agricultural smallholding extending to about 47.37 acres (19.17ha) set in the North Wessex Downs Area of Outstanding Natural Beauty.

## The Property at a Glance

- | 3 Bedroom Grade II Listed thatched cottage
- | A thatched Grade II Listed barn
- | A Range of modern agricultural barns
- | Approx 50 acres of good quality arable land
- | Easy Access to Andover, Hungerford and the M3, the A303 and London,

## SITUATION

Flowers Farm is situated just south of the market town of Hungerford (8 Miles) with its wide range of independent shops and local services. The larger conurbations of Andover (10 miles) and Newbury (15 miles) provide more comprehensive range of business, recreational and leisure services. There is excellent access to the A303 and the national motorway network. Mainline railway stations are at Andover (London Waterloo 72 minutes) and Newbury (London Paddington 42 minutes)

The locality is well served thorough a network of public footpaths and bridleways.

The area has a number of excellent private and state schools.

## THE COTTAGE

The 3-bedroom thatched cottage is Grade II Listed and believed to date back to the 17th Century with a half-hipped roof and catslide at the rear. Internally the property is in good condition and provides comfortable living accommodation. The property has a small gravel area to the front with painted ornamental iron railings.











## FARM BUILDINGS

The site comprises a collection of agricultural buildings and a Grade II Listed barn together with numerous outbuildings with associated hardstanding.

### **Barn A ( the thatched barn covered in tarpaulin)**

Is a single storey wooden framed and clad-thatched barn, timber- frame with 4 bays and aisles plus adjoining wood store with a corrugated metal roof - 18.5m x 8m . Internally, there is a Queen post trussed roof with multiple tenon and mortice joints. At right angles to this is a single storey building with roadside wall of brick & flint with brick dressings, currently used as stables, hen house & storage. This barn houses a colony of rare bats which are on the endangered species list. (A copy of the ecology report is available at our offices upon request.)

### **Barn B ( the red barn behind the 3 tin grain stores)**

Barn B is an an open-fronted building with a pitched, corrugated metal roof, measuring approximately 14 m x 5 m. Internally, the barn has a double ridge beam and the gable ends are clad with single skin wooden boarding.

### **Barn C (the workshop barn)**

Barn C is a large agricultural barn with cement board roof and walls, measuring approximately 14 m x 13 m . There are east-facing sliding wooden doors at the front of the barn, which are kept closed. The building is predominantly used for storage of farm equipment.

### **Barn D ( the large Atcost barns)**

Barn D is a large, open fronted agricultural barn with cement board roof and walls, measuring approximately 14 m x 14 m . The building is currently used for storage of farm machinery.

### **Barn E**

Barn E is a large, open sided agricultural barn used for storage of farm vehicles, measuring approximately 16 m x 10 m . It has a single pitch corrugated metal roof.





## THE LAND

The land is principally free draining, gently undulating light chalky arable land currently growing crops of Oil Seed Rape and Spring Barley. There are some smaller areas of pasture which are divided into paddocks used for grazing horses and some overgrown areas used for nature conservation.

In all extending to about 46 acres (18.62ha.)

The land has been managed and farmed to a high standard by a local farmer in recent years.

## TOWN & COUNTRY PLANNING

The Cottage and the Thatched Barn are individually Grade II Listed Buildings.

## BASIC PAYMENT SCHEME

There are no entitlements included in the sale

## SERVICES

Mains water and electricity. Private drainage.

## WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

Land and Buildings at Flowers Farm are sold subject to and with the benefit of all matters contained in or referred to in the title deeds together with all existing rights of way whether public or private, including wayleaves, easements, covenants, restrictions and obligations whether referred to specifically in these sale particulars or not. The buyer(s) shall be deemed to have full knowledge of the boundaries and the ownership thereof.

## TENURE AND POSSESSION

Freehold Title. Flowers Farm is offered for sale with vacant possession on completion .

## COUNCIL TAX

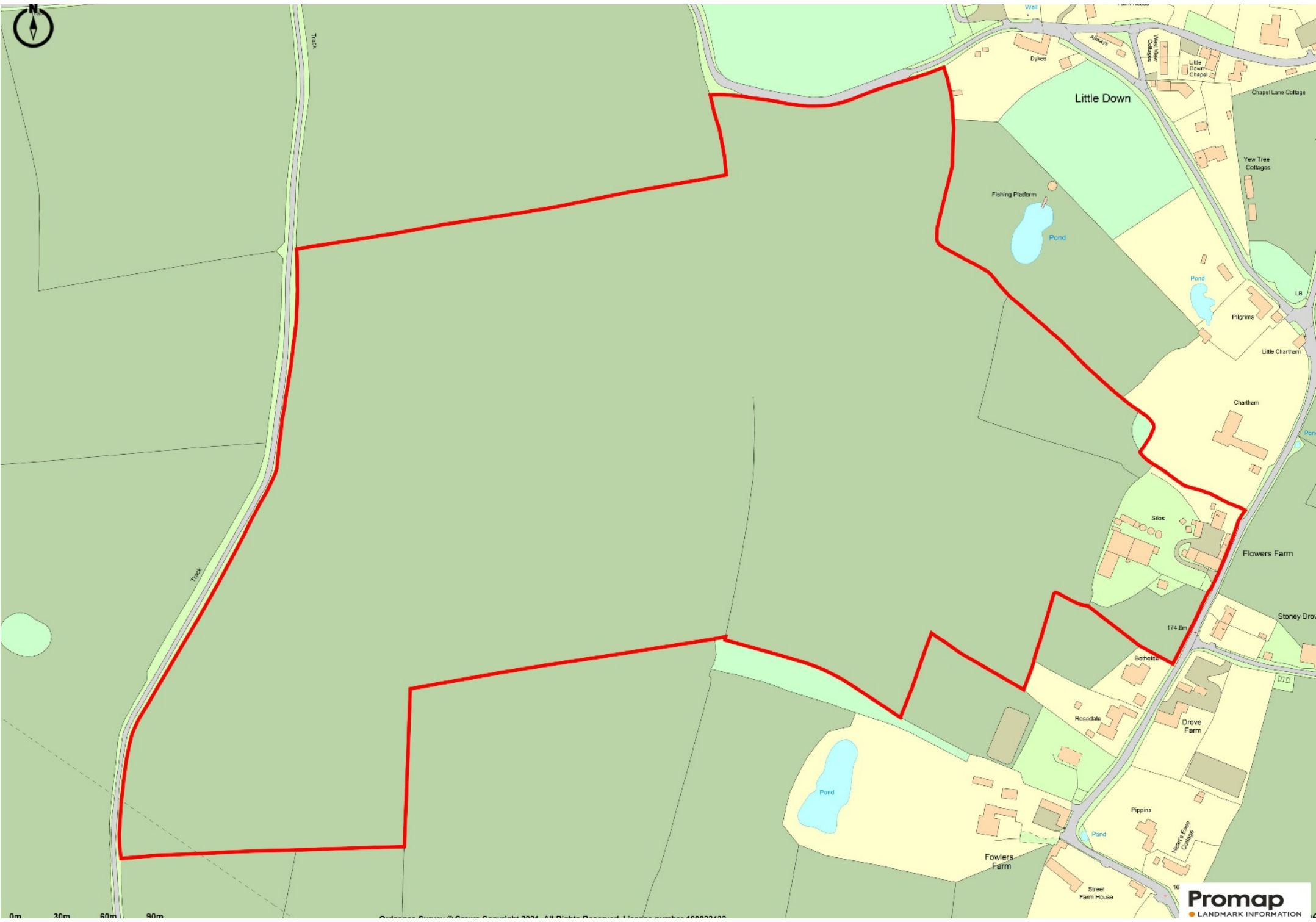
Flowers Farm is in Council Tax band F.

## EPC

The Cottage is Grade II Listed and so exempt.







0m 30m 60m 90m

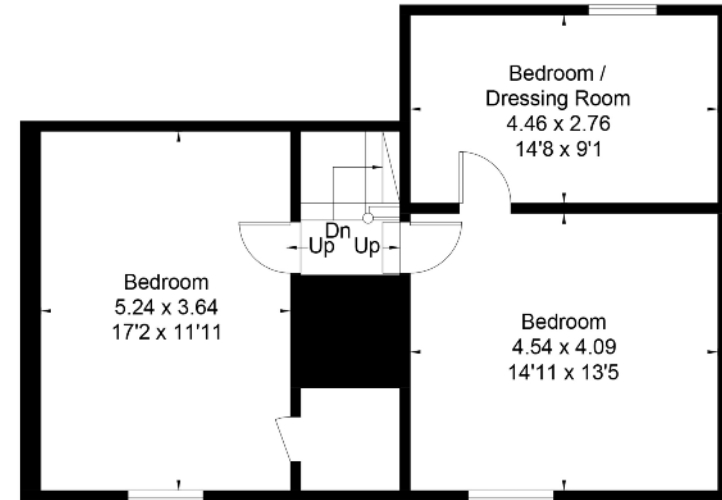
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## GARDEN

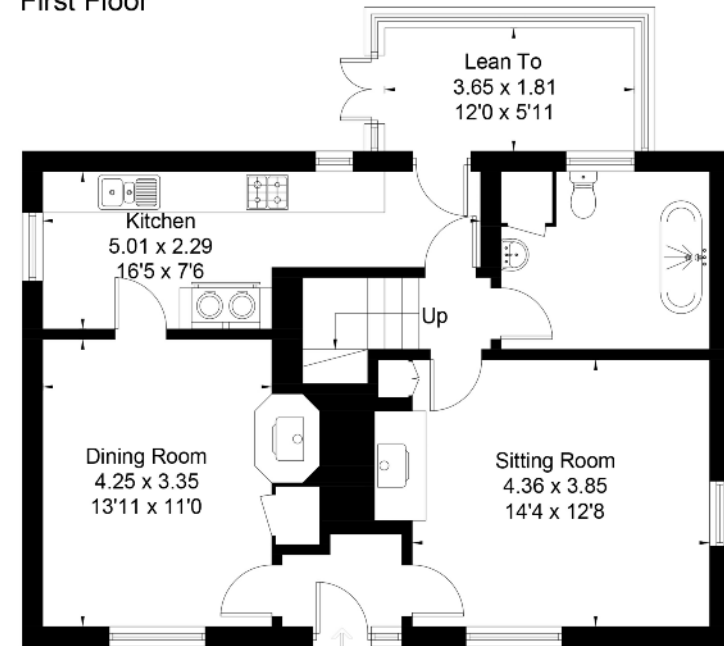
The rear garden is extensive and laid to grass lawn with several mature conifer trees and fruit trees making up a small orchard. In addition, there are a number of small garden sheds and greenhouses.

There is ample room for parking cars, vehicles and equipment in the large gravel drive adjacent to the house.

Approximate Area = 133.3 sq m / 1435 sq ft  
Including Limited Use Area (1.0 sq m / 11 sq ft)



First Floor



Ground Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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#### AGENT'S NOTES

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