



RIDGEFIELD FARM, GREEN ROAD, THE RIDGE, CORSHAM, WILTSHIRE, SN13 9PW

Main House: Entrance hall • Kitchen/dining room • Sitting room • Store • Cloakroom • Three bedrooms • Bathroom • EPC rating E

Outbuildings: Stabling • Static caravan • Three door store • Three large barns and polytunnel

Land: Approximately 9 acres in all • 8 acres of pasture with stock fencing to boundary and to separate into three or four - 2 acre field

DESCRIPTION

A pretty, modern farmhouse, centrally located within close to 8 acres of pasture and gardens with a range of outbuildings in good order. The property has been stock fenced to currently house Alpaca, however the choice of livestock is up to you. There is an agricultural tie that is currently adhered to with the tenure of livestock.

The house itself is in good condition and has three bedrooms, a separate living room and a fantastic open-plan kitchen/dining room with a glass roofed extension that takes in the fabulous views and your own land. There is ample driveway parking and gardens surrounding the house and then you are nicely encapsulated by your own land. The views are outstanding and you can amble down to The Pear Tree, Whitley from the bottom of your land.

The outbuildings are varied and you can use them for livestock, vehicle storage or any utility that assists your use of the land.

STUNNINGLY LOCATED FARMHOUSE WITH APPROXIMATELY 9 ACRES OF LAND WITH OVER 8,000 SQUARE FEET OF OUTBUILDINGS, BARN AND EXTRA ACCOMMODATION. THE PROPERTY IS SUBJECT TO AN AGRICULTURAL TIE







SITUATION

The property sits on the edge of the picturesque Wiltshire villages of Whitley and Neston within the small hamlet of The Ridge, backing onto fields and the villages being well catered for with a real sense of community spirit.

Whitley has a good range of local facilities which include an excellent primary school, the Pear Tree Inn pub, a church, village hall, golf course, and it is surrounded by beautiful countryside. The historic towns of Corsham, Melksham, Bradford on Avon and the Georgian heritage city of Bath are all within a short drive. Whitley has excellent bus links with all the above towns making it a village which is still very accessible. Melksham has a train station 2.2 miles away and schooling locally is excellent.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Private drainage, mains electric and water present. Propane gas on site for cooking and heating

Council Tax: Band XXXXXX

Viewing: Strictly by appointment with Carter Jonas

Directions: From the intersection of Brockleaze and Monk's Lane and Monk's Park Gardens in The Ridge, turn south down Green Lane. At the end a gate will open to allow you access to the top of the driveway. Follow the driveway down to the property.



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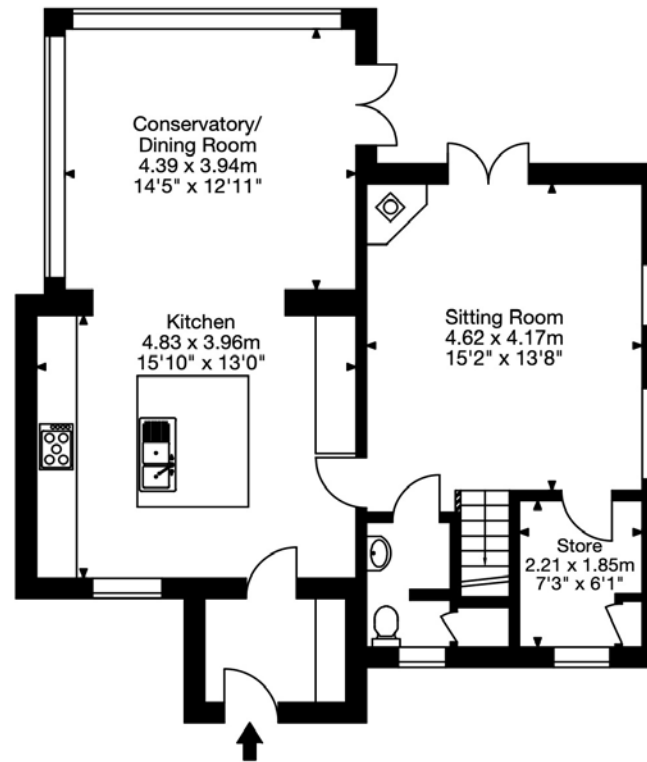
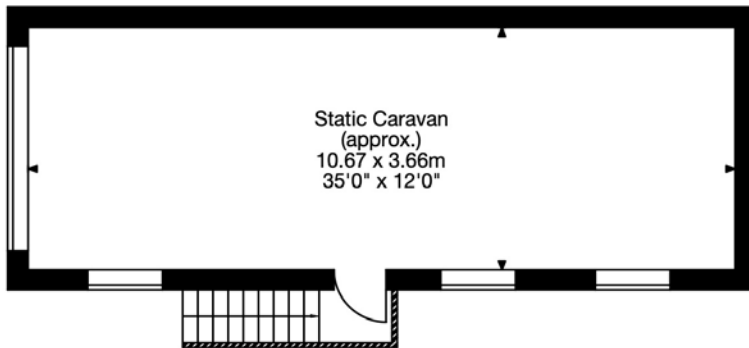
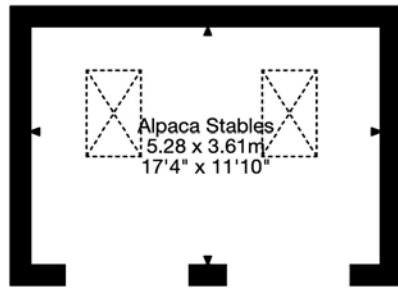
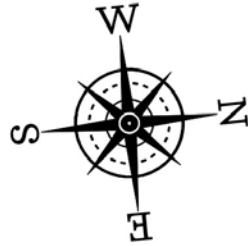
Gross Internal Area (approx.)

Main House = 121 sq m / 1,309 sq ft

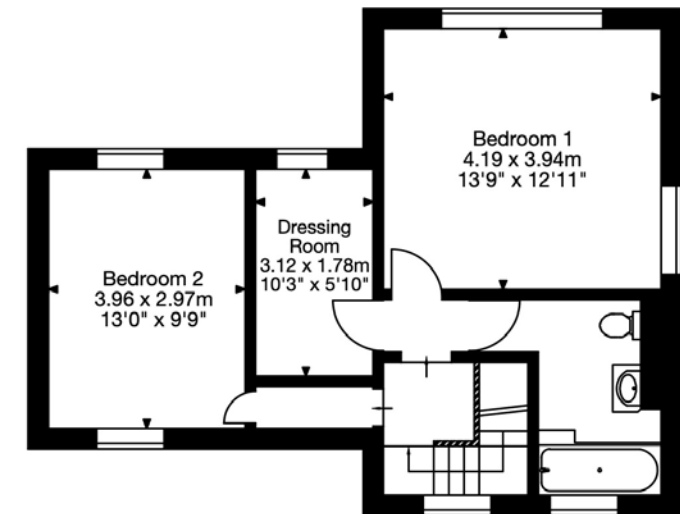
Outbuildings = 96 sq m / 1,039 sq ft

Barns and Polytunnel = 797 sq m / 8,582 sq ft

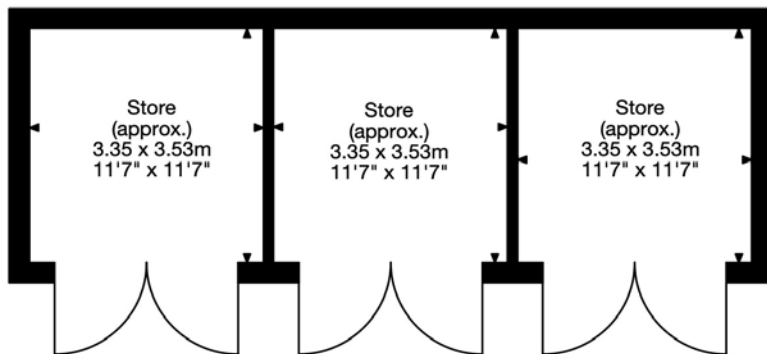
Total Area = 1,014 sq m / 10,930 sq ft



Ground Floor



First Floor



Outbuildings



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