



**HOGSBUSH FARM**

Wiltshire

**Carter Jonas**

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## **HOGSBUSH FARM, WEST YATTON, YATTON KEYNELL, WILTSHIRE, SN14 7EU**

- Chippenham 4.5 miles (direct train to London Paddington from 75 minutes)
- Bath City Centre 12 miles
- M4 Junction 17.6 miles
- London City Centre 100 miles
- Bristol 23 miles
- Bristol International Airport 23 miles

Reception hall • Stair hall • Drawing room • Sitting room • Dining room • Kitchen/Breakfast room • Utility room • Larder • Boot hall • Two W.C's

Principal Bedroom with en suite bathroom and dressing room/study • Four further bedrooms • Two bathrooms • Cellar and wine store

Outdoor covered dining room • Workshop • Store rooms • Garaging • Car ports • Dovecote • Gazebos • Privvy

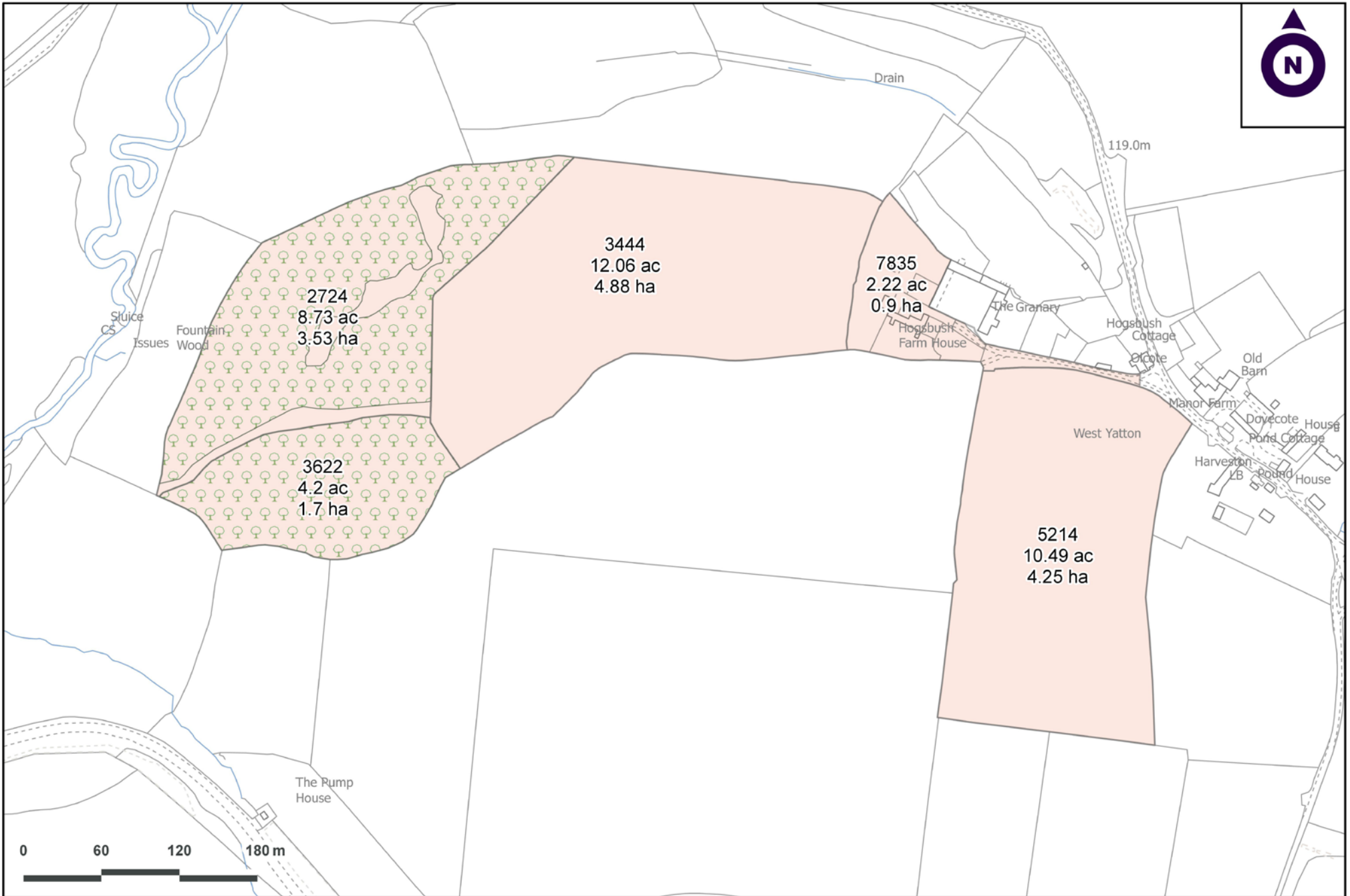
Formal gardens • Apple and cherry orchard • Fields and mature woodland • In all approximately 37.7 acres

### **DESCRIPTION**

A wonderful period country house in a rural hamlet, owned by the present owners for 50 years, with views across rolling countryside and woodland in all directions. A dwelling has been noted in this location for hundreds of years, although the present house was built of local stone in the late 17th century with a Georgian front added in the 18th century with peach coloured lime wash.

**A SUPERB GRADE II LISTED SOUTH COTSWOLD FORMER FARMHOUSE IN BEAUTIFUL GARDENS AND GROUNDS OF AROUND 37.7 ACRES.**





A long drive leads through a stone gateway mounted with carved stone acorns into a large tarmac parking area with access to the garaging and car ports on the northern side of the house. Several store rooms and a workshop flank the side of the house and are home to swallows and swifts each summer. On the other side of the drive is a formal walled garden with a stone built bothy, beyond being the listed Dovecote with its historic mason's mark and weather vane. The front façade of the house has a mature magnolia tree climbing up one side, facing east with a well tended lawn enclosed by stone walling with pollarded Acacias, leading to a stone gazebo.

The south facing side of the property has three gables, adorned with a large wisteria and opens onto a flagstone terrace with a Victorian greenhouse sheltering a mature vine. The south facing level lawn has a magnificent Catalpa Tree at its centre, enclosed by stone walls and a high hornbeam hedge. An all weather covered dining room extends from the house known to the family as "the mushroom", having a vaulted ceiling from which to shelter from the weather when alfresco dining.

Beyond the parking area to the west is a large expanse of lawn garden leading across to the dovecote and an avenue of oak trees with a five bar gate to the gently sloping expansive field, beyond which are twelve acres of mature woodland belonging to the property. A further field leads south off the start of the drive, both enclosed by hedgerow and fencing.

Internally, the property has large, light filled rooms set around a central wood panelled stair hall with staircase leading up to the first floor. At one side of the central hall is the formal drawing room with an open fireplace with pretty white marble colonnaded surround and large sash windows and shutters and a glazed door leading on to south facing terrace. Double doors lead through to the sitting room with a wood burning stove two sash windows with shutters and large drinks cupboard with sink and small frig and music system.

On the opposite side of the hall the dining room gives access through to the kitchen/breakfast room with built in storage cabinets and appliances. It leads past a secondary staircase to the first floor, beyond which is a larder, utility room, rear boot hall leading to the parking area and access to the garden and covered dining area.



The first floor has a large principal bedroom with en suite bathroom and a dressing room/study. There are two further double bedrooms and a family bathroom on this level, whilst a further stair case leads to the second floor with two further bedrooms and a bathroom.

#### **SITUATION**

This is an idyllic setting, on the edge of a rural hamlet, set in the middle of the picturesque villages of Biddestone, Ford, Yatton Keynell, and most famously Castle Combe in the south Cotswolds between Chippenham and Bath. The local villages have an array of popular pubs, leisure facilities and schools. Castle Combe, famed for being used for numerous television and film backgrounds due to its historic charm, has an excellent golf course and walking, riding and country pursuits

and on your doorstep.

Chippenham Station has direct rail links to London Paddington from 75 minutes and the M4 (J17) lies just to the north giving good access to London, Bristol and the South West. Bath and Bristol have excellent shopping, cultural and leisure facilities.

#### **ADDITIONAL INFORMATION**

**Tenure:** Freehold with vacant possession

**Services:** Mains water and electricity. Oil fired central heating. Private drainage

**Local Authority:** Wiltshire Council

**Council Tax:** Band H

**EPC:** Band F

**Viewing:** Strictly by appointment with Carter Jonas







Hogsbush Farm, West Yatton, Chippenham SN14 7EU  
Gross Internal Area (Approx.)  
Main House = 369 sq m / 3,971 sq ft  
Garage/Carport = 52 sq m / 559 sq ft  
Outbuildings/Covered Stores = 111 sq m / 1,194 sq ft  
Total Area = 532 sq m / 5,724 sq ft



Capture Property Marketing 2025. Drawn to RICS guidelines. Not drawn to scale.  
Plan is for illustration purposes only. All features, door openings, and window locations are approximate.  
All measurements and areas are approximate and should not be relied on as a statement of fact.

**Capture.**



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