

# RIDGEMOOR FARM

*Magazine* 🍷



THE  
COUNTRY  
HOUSE  
DEPT.





# RIDGEMOOR *Farm*

West Street, Burghclere, Hampshire, RG20 9LD



Ridgemoor Farm is simply one of the area's finest houses. The property dates from the 15<sup>th</sup> Century with Georgian additions and Listed Grade II. It is incredibly well presented as the vendors have invested significantly in the property in the time that they have been there. The property has a large reception hall with the generous and well-proportioned reception rooms leading off it; however the heart of the property is the simply fabulous kitchen. There is good ceiling height throughout the property and there is abundant natural light.

Set at the end of a no-through land, the outlook from the property is wonderful with superb views of the surrounding countryside and farmland. It sits in mature landscaped gardens and in all there is circa 25 acres of land including grazing, ancient woodland and a pond. There are a number of outbuildings including stabling and there is planning for secondary accommodation. Situated within the scenic rural parish of Burghclere – known for its agricultural landscape and proximity to natural features like Beacon Hill and Watership Down – Ridgemoor Farm is representative of the traditional farmsteads that characterise this part of Hampshire.







# THE FINER *Details*

**Bedrooms**  
5

**Reception Rooms**  
5

**Bath/Shower Rooms**  
3

**Outbuildings & Garaging**

**Acreage**  
24.71

**What3Words**  
///dampen.archduke.twists

**Co-Ordinates**  
51°20'04"N , 001°20'04"W

**Services**  
Mains electricity  
Private water & drains  
Oil fired heating

**EPC**  
Band E

**Council Tax**  
Band G

**Local Authority**  
Hampshire













# ABOUT THIS *Area*



The countryside around Burghclere is best known for the dramatic sweep of Watership Down, a chalk escarpment forming part of the North Wessex Downs. Rising above the surrounding farmland, Watership Down offers wide, open views across north Hampshire and neighbouring Berkshire. The hill became internationally famous through *Watership Down* by Richard Adams, who grew up in the area and used the local landscape as inspiration for his classic tale.

Burghclere is a small rural village characterised by historic cottages, farmland and quiet lanes. The parish is also home to the Sandham Memorial Chapel, which houses remarkable murals by Stanley Spencer.

5 miles to the north is Newbury; with its large open market square and numerous pubs, the bustling market town is suffused in history. But what you might not know is that contemporary Newbury is home to a fresh and energetic vibe, stoked by some great independent shopping, a sparkling array of nearby dining options and a thriving café culture. If that wasn't enough, its locality to outstanding schools, great leisure facilities and abundant footpaths, mean the town is fast becoming West Berkshire's most sought after small town.

There are a number of excellent state and independent schools in the area and road communications are fantastic.



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# POINTS OF *Interest*



## **Towns and Cities**

Newbury, 5 miles  
Basingstoke 14 miles  
Reading 25 miles  
London 64.9 miles

## **Pubs & Restaurants**

The Carpenters Arms, Burghclere  
The Crown & Anchor, Ham  
The Retreat, Elcot Park  
The Woodspeen, Woodspeen

## **Train Stations**

Newbury Train Station 5 miles  
(Paddington Station from 40 minutes)  
Basingstoke Train Station 14 miles  
(Waterloo Station from 42minutes)

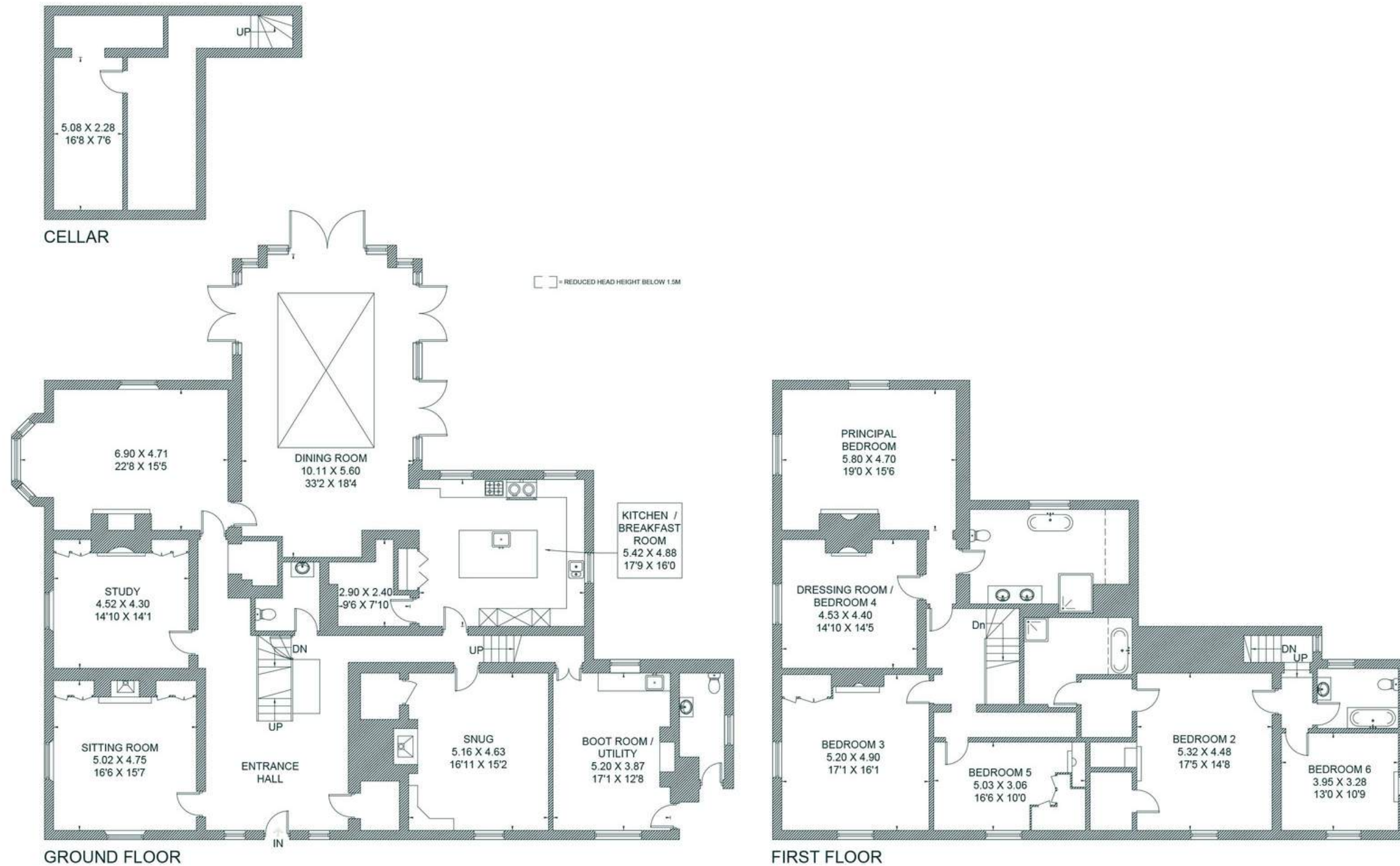
## **Airports**

Southampton airport 32 miles  
Heathrow 52 miles  
Gatwick airport 73 miles



# FLOORPLANS

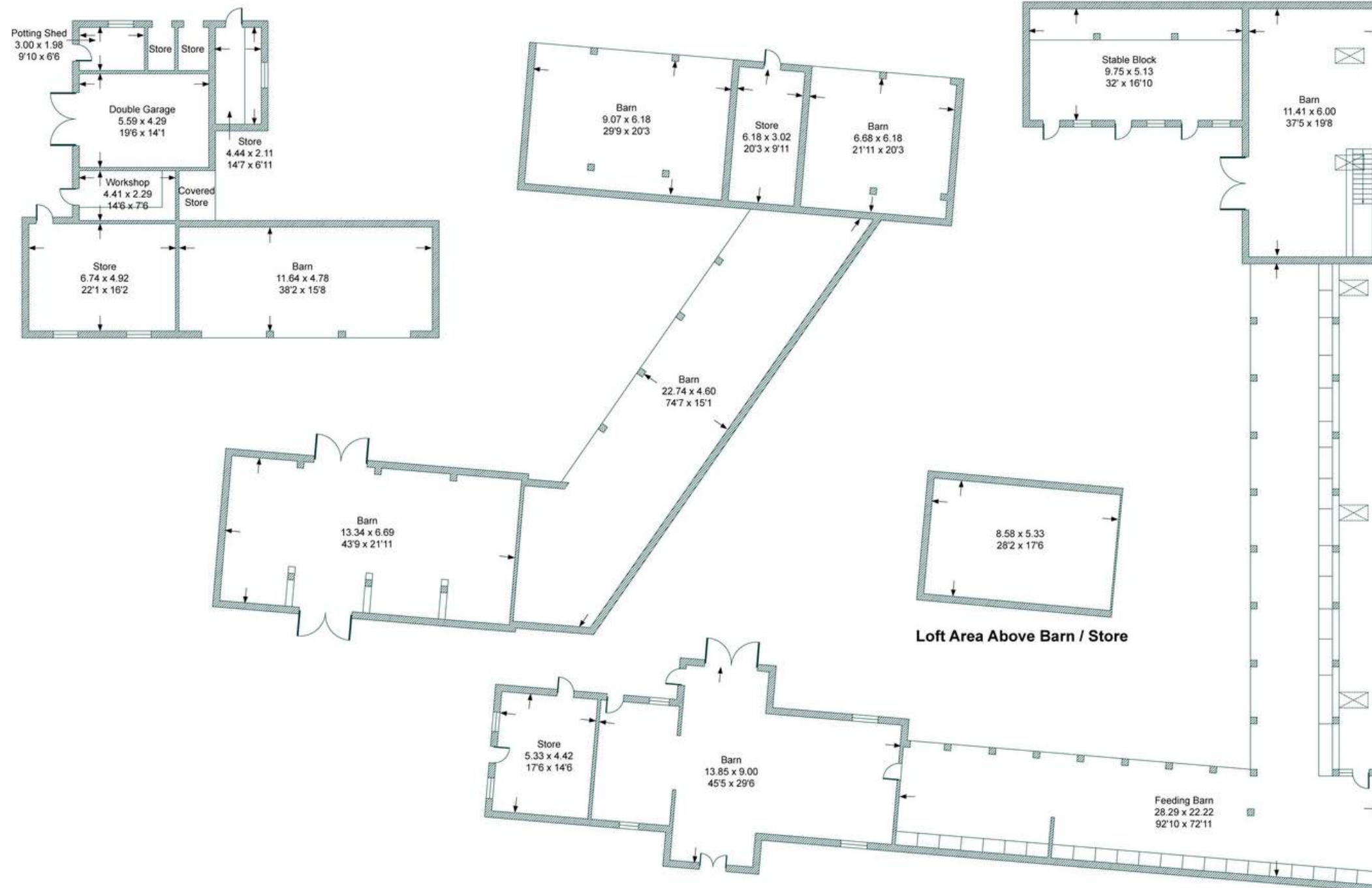
## *Ridgemoor Farm*



Total - 527.6 sq m / 5,679 sq ft  
 House - 487.8 sq m / 5,251 sq ft | Cellar- 34.4 sq m / 370 sq ft

# FLOORPLANS

## *Ridgemoor Farm*



Outbuildings Total - 978.3 sq m / 10,531 sq ft

# AREA GUIDE

## *Hampshire*

The perfect blend of city, coast and country, blessed with the natural beauty of two National Parks and thriving culture, with history and heritage at its heart.

Discover exciting events throughout the year from arts, culture, festivals, music, sports and much more. In Hampshire, you'll find a whole host of award-winning hotels, pubs and world-class restaurants as well as some of the country's most beautiful properties that this country has to offer. The county spans the Solent, and includes the beautiful New Forest. Stunning countryside meets the sea with a host of places to visit, like the historic cities Winchester & Portsmouth. It's the largest county in the South East.

### **Walking - The Clarendon Way**

This wonderful runs from Salisbury to Winchester, and takes its name from Clarendon Park on the eastern edge of Salisbury.

### **Eating Out - The Chesil Rectory, Winchester**

A unique and historic restaurant which occupies a 600-year-old Medieval house of exceptional character and charm. Independently owned since 2008 by a small group of friends who share a passion for food and wine.

### **Event - The Isle of Wight Festival**

Britain has always been famed for its music festivals, one of the most famous being The Isle of White festival which takes place annually in Newport.

### **Day Out - Marwell Zoo**

With plenty of outdoor space, and a whole host of animals and activities, Marwell Zoo is a great family day out in Hampshire.





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