



Rowbury Farm

| Leckhampstead, Berkshire

| **Carter Jonas**

Rowbury Farm,
Leckhampstead
Newbury
Berkshire
RG20 8RD

Fully equipped and ring
fenced residential farm
within a private setting.

Rowbury Farm comprises a Grade II farmhouse
with far reaching views, two cottages, extensive
modern and traditional farm buildings and mainly
arable land all located within the North Wessex
Downs National Landscape.

In all extending to about 260 acres (105 hectares).

For sale by private treaty as a whole or in up to
4 lots.

Carter Jonas



- Property**
- Lot 1:** Rowbury Farmhouse, yard, modern and traditional buildings, cottage and land | 99.96 acres (40.45 ha).
- Lot 2:** Land at Hangmans Stone Lane comprising 2 large enclosures of arable land and woodland | 156.06 acres (63.16 ha).
- Lot 3:** Land at Shop Lane being a fenced paddock with road access | 3.59 acres (1.45 ha).
- Lot 4:** 4 Rowbury Cottages, a 3 bed semi-detached cottage with large garden | 0.14 acres (0.06 ha).

Location

Rowbury Farm lies south of the village of Leckhampsted in West Berkshire, the location is primarily rural but with good connection via the nearby B4494.

Communications in the area are excellent, with a direct train service from Newbury into London Paddington and easy access to the M4 and A34 linking with London, Heathrow Airport and the West Country.

Amenities

Leckhampstead is a very sought-after village in a rural elevated spot on the Berkshire Downs. There is a thriving local community, and a village hall and church in the village and there are pubs in nearby Chaddleworth and Peasemore. The smaller market towns of Newbury, Wantage and Hungerford provide an excellent range of local facilities, as well as shops, cafés and restaurants.

There is a wide choice of highly regarded state and independent schools in the area as well as a host of leisure pursuits including fishing, golf and horseracing.

Farmhouse

Rowbury Farmhouse is a handsome grade II listed and a brick under tile 18th century detached three storey farmhouse extending to nearly 3,400 sq.ft. There is an extensive ground floor including kitchen / breakfast room, store, utility, dining and sitting rooms together with cellar. To the first floor are 3 well-appointed bedrooms with bathroom and the second has a bedroom and a flat with 2 extra bedrooms, kitchen and bathroom.

Externally the house has a painted façade, front and rear entrances and a southerly outlook. There is a run of mainly single storey traditional buildings that are located to side of the farmhouse which could provide scope for additional residential accommodation, subject to planning.



The house is accessed via a private drive. There is a large front garden mainly laid to lawn with some shrubs and borders and a smaller area to the west, with garden shed.

In the agents opinion the house requires modernisation to bring it to current standards.



Floorplan

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Main House:
3,387 Sq Ft / 315 Sq M

Garage:
459 Sq Ft / 43 Sq M

Outbuildings:
1,174 Sq Ft / 109 Sq M

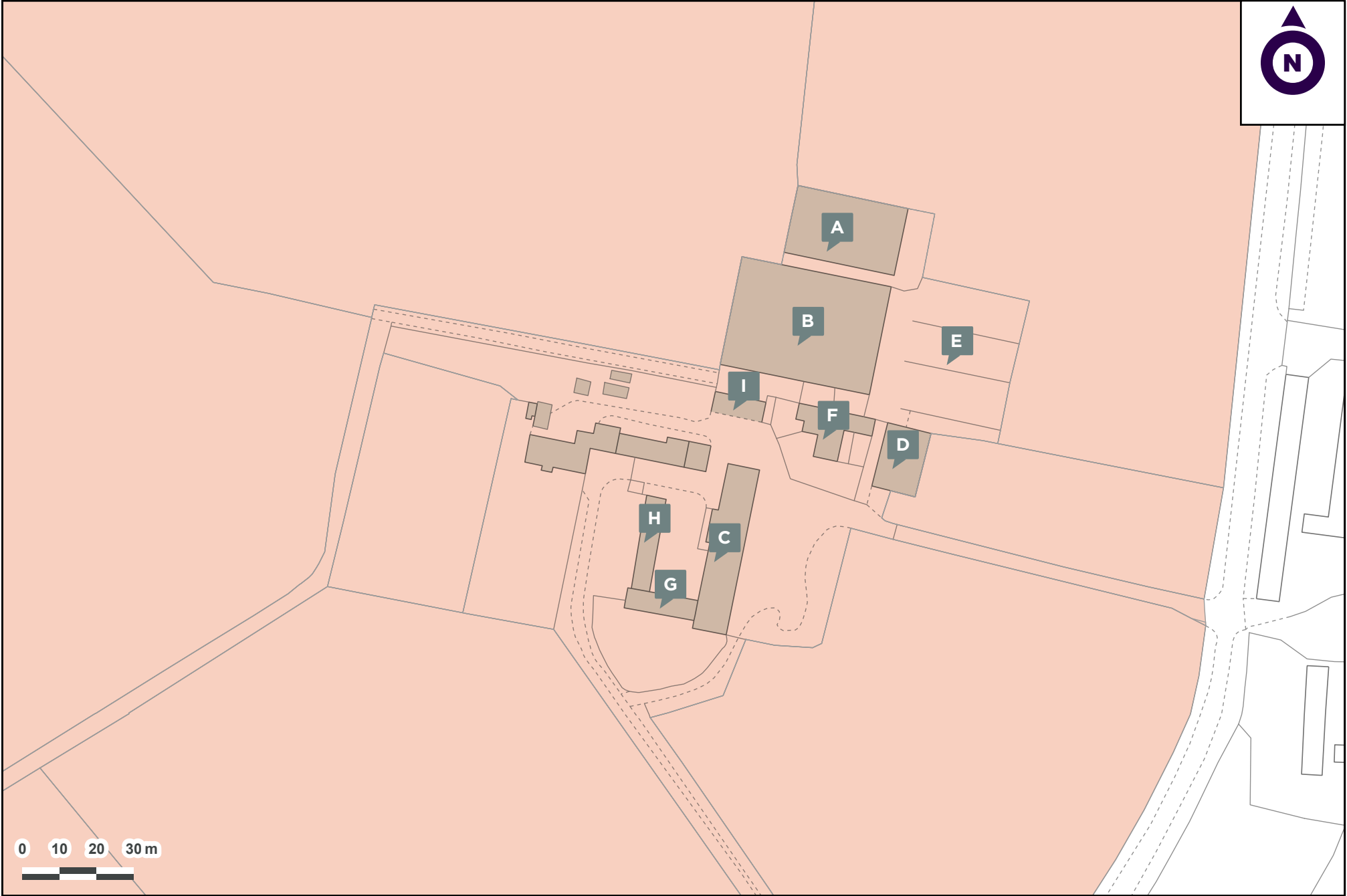
Total Area:
5,020Sq Ft / 466 Sq M



For illustrative purposes only - not to scale.
The position & size of doors, windows, appliances
and other features are approximate only.

Buildings

Benefiting from extensive buildings providing excess 45,000 sq.ft of accommodation including, but not limited to, steel portal framed and box profile clad grain store (A) with concrete floor and walling, concrete framed Atcost cattle housing (B), wooden framed traditional grade II listed threshing barn (C), calf shed (D), silage clamp (E), former parlour (F), Stables (G), open fronted sheds (H) and cart shed (I). Sited to the core they mainly have concrete or hard earth floors and provide excellent scope for additional uses subject to planning.



Land

The farmland lies in a single ring fenced block surrounding the core farmhouse, yard and buildings. With access available from a number of locations there are about 243 acres of land in arable production. There are just over 7 acres of permanent pasture including two paddocks flanking the driveway and to the north east is a railed paddock of grass used for horse grazing.

Internally access is from a series of tracks or headlands and there is a triangular shaped copse in the centre of the farm extending to about 3 acres. The fields are bordered by a mixture of hedging and post and wire fences with five bar gates to most road access points.

The north east half of the farm is generally Grade 3 with Grade 2 towards the south west. The soils are of the Hornbeam 2 series being a mix of loamy over clayey soils, some well drained fine loamy and fine silty soils with some flinty soils, all synonymous with this location and suitable for cereals and grassland.



Cottages

3 and 4 Rowbury Farm Cottages are a pair of attractive brick under tile semi-detached cottages located on the southern boundary of the farm.

Extending to 949 sq.ft and 1,036 sq.ft respectively both have wooden doors, kitchen, sitting room and ground floor bathrooms they provide 3 bedroom accommodation to the first floor and have ample gardens. 4 Rowbury has a lean-to wooden framed extension and both have external stores.

An historic well is located in the garden of 4 Rowbury and if sold separately there will need to be rights enabled for the drainage of 3 Rowbury which is currently shared.

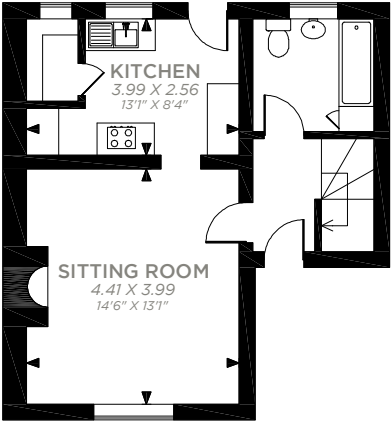


Floorplan

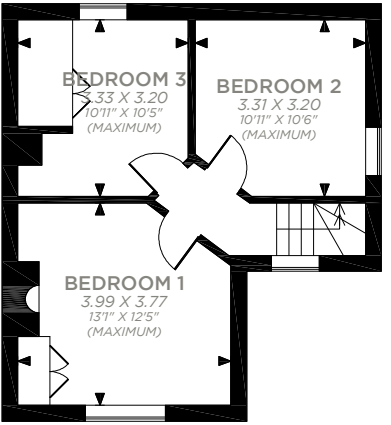
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Cottage 3 Total Area:
949 Sq Ft / 88 Sq M

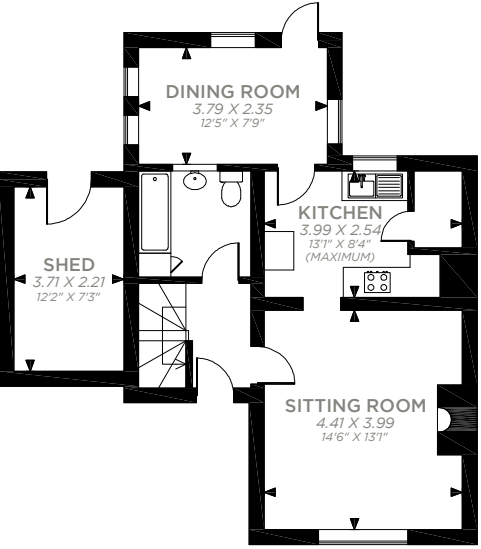
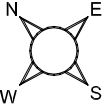
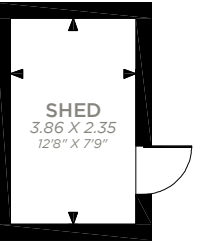
Cottage 4 Total Area:
1,036 Sq Ft / 96 Sq M



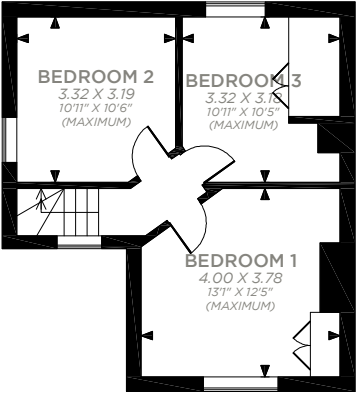
COTTAGE 3
GROUND FLOOR



COTTAGE 3
GROUND FLOOR

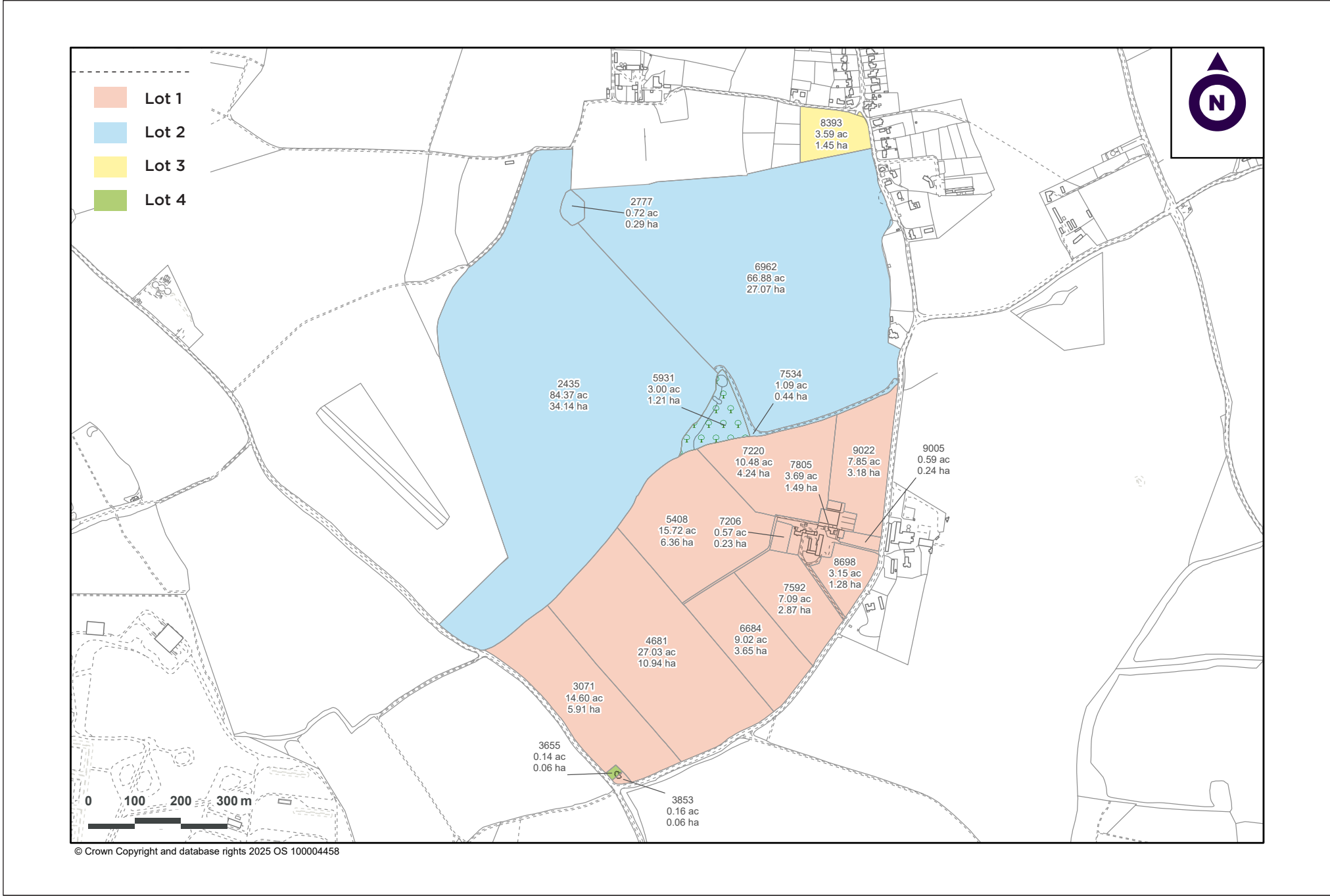


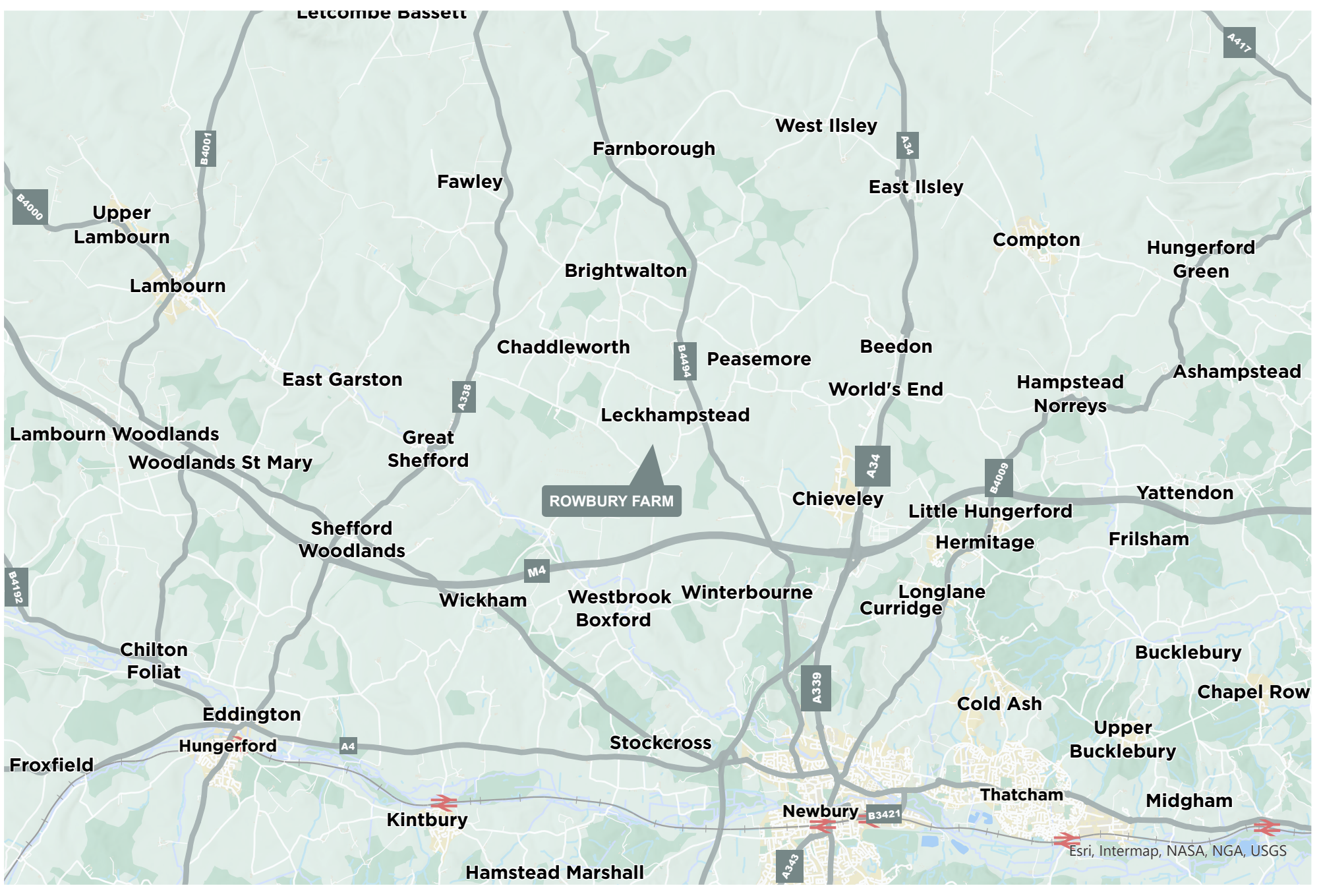
COTTAGE 4
GROUND FLOOR



COTTAGE 4
GROUND FLOOR

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Method of Sale

For sale by private treaty as a whole or in up to 4 lots.

Tenure & possession

Freehold and with vacant possession on completion barring:

- Holdover for 2025 harvest
- 3 Rowbury Cottage which is sold subject to the unexpired term of its Assured Shorthold Tenancy.
- 4 Rowbury Cottage which is subject to an Assured Shorthold Tenancy albeit vacant possession can be gained at the end of September 2025.

Further details on request.

Company Ownership

For clarity the property is wholly owned by a Ltd Company and as such the transaction can be either direct assets or via a share sale. Further detail on request.

Listing Status

Rowbury Farmhouse, an adjacent brick barn with thatched roof and the large thatched barns further south in the farmyard are all Grade II listed.

Designations

The property is wholly located in the North Wessex Downs National Landscape.

Holdover & Early Entry

Holdover is reserved to permit the harvesting of all growing crops. Early entry may be allowed at the purchasers own risk.

Services

Farm: Mains electricity is connected to the core farm with 3 phase to the buildings. Water is via a borehole supply. Drainage is to private systems. Broadband is available. Heating is via oil fired systems.

Cottages: Mains electricity is connected. Drainage is to private systems. Water is via a borehole supply from the core farm. Broadband is available. Heating is via oil fired systems.

Wayleaves Easements & Rights of Way

The property is sold subject to the benefit of all rights including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and proposed wayleaves from masts, pylons, stays, cables, drains, water, gas and other pipes, whether specifically referred to or not.

Sporting Timber & Mineral Rights

The mineral, sporting and timber rights are included in the sale of the freehold in so far as that are owned.

Health & Safety

All viewings are carried out at the sole risk of the viewer and neither the selling agents nor the vendor takes responsibility.

EPC Ratings

Farmhouse: Listed N/A
3 Rowbury: E
4 Rowbury: E

Local Authority

West Berkshire Council
www.westberks.gov.uk

Viewings

Viewings are by appointment only by contacting the sole selling agents Carter Jonas.

Material Information

For mobile and broadband coverage see <https://checker.ofcom.org.uk/>

Directions

From Newbury take the B4494 north towards Wantage for approximately 5 miles under the M4 and past the Crab and Boar. At the first cross roads which signpost Leckhampstead / Peasemore turn left up the hill and continue for about 3/4 mile where Rowbury Farm is on your right hand side.



- Lot 1: ///lifelong.spenders.duos
- Lot 2: ///flaunting.flagging.intelligible
- Lot 3: ///hogs.purses.galloped
- Lot 4: ///charging.towels.perfectly



Winchester

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Important Information

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