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OLD HAM FARM

Ham Lane, Charlton Kings, GL52 6NJ

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*The most beautiful country home home nestled within glorious gardens in a quiet lane in the heart of a charming village in addition to the immaculate gardens, three garages, an annex and stone stores.*

## Ground Floor:

Entrance Hall, Kitchen, Dining Room, Sitting Room, Family Room, Cloakroom, Utility Room

## First Floor:

Three Bedroom Suites with En Suites

## Outside:

One Bedroom Annex, Double Garage, Two Open Bay Garages, Beautiful Gardens, Stone Oubuildings

## DESCRIPTION

Old Ham Farm is a quintessential Regency and late Tudor Grade II Listed property that is superbly located in this charming and unspoilt village where houses rarely come to the market. It is a home with a lovely history, a former farmhouse that dates back, in part, to the early 17th Century and was restored and extended with great integrity in 2000. This marriage of eras has resulted in a wonderful blend of period features with a modern finish which offer additional features for luxury living including underfloor heating to some rooms and the very best of quality fittings, yet the abundance of enhanced original features are beautiful nods throughout the property to its original era.

Spanning internally over 3000 Sq Ft of immaculate accommodation set out over two floors of living, bedroom and entertaining space. A welcoming entrance lobby introduces the accommodation on the ground floor, this excellent space is divided in two parts, an area for storage opening into a wide and impressive hall, which acts as a centerpiece for the entire living space to connect to and with its large Inglenook fireplace, it is a feature in itself making a further reception room or dining hall. From here, there is an opening to the kitchen, this charming room has a characterful feel and connects to the outside patio and gardens by way of double doors. Fitted with an excellent range of country style units and an Aga, it opens to the formal dining room, which forms the Regency half of the house and as such, benefits from high ceilings and a large Sash window that overlooks the grounds to the front. To the other side of the hall is the principal reception space. This entire area is beautiful, arranged as two separate sitting rooms that open to each other, with a layout that can be used as any family requires. The sitting room is striking, a vaulted ceiling with full height and width glazing enhances the natural light and volume of this room. A log burning stove set into an inglenook within an exposed brick wall is a focal point as is the views of the manicured grounds that provide a beautiful outlook. The further reception room is used as a family room, enjoying the same vista of the gardens. A cloakroom off the hallway and a utility room adjacent to the kitchen complete the accommodation on this floor.



The bedroom space has been equally well planned. The principal bedroom is a wonderful room with a feature vaulted ceiling and a luxury en suite bathroom with free standing bath and separate shower. A further guest bedroom occupies the rear of this floor, a double room full of character with steps that lead to an en suite shower room. Bedroom three is set within the Regency portion of the house, a wonderfully bright room that also has an en suite bathroom. Each room enjoys views over the grounds and gardens.

### THE ANNEX

Set within a detached and attractive brick built building. Designed to reflect elements of the main house, the annex provides modern living space with a separate, well equipped kitchen and en suite bedroom. It provides a superb quarter for guests or dependent relative and also offers an opportunity to generate a supplementary income and has been successfully let as a holiday rental. The cottage also forms part of the excellent garaging with three separate garage bays, two of which are open.

### OUTSIDE

Set behind electric wrought iron gates that opens to the paved driveway which passes the house, leading to the detached annex with two open bay brick garages and a further garage with an up and over door. The grounds are a particular feature to Old Ham Farm and a fundamental element to the overall feel of this home. The gardens wrap each side of the property allowing a beautiful vista from each reception room and the bedrooms. The entire plot has been lovingly curated and maintained by the current owners who have stocked the gardens with a variety of fruit and specimen trees with flower and plants to the borders bringing colour and maturity. A large paved terrace from the kitchen, ideal for outside entertaining, provides a lovely relaxed setting against the Georgian elevations whilst a pergola in the main grounds provides a further spot to dine al fresco. The majority of the lawns are set to the side of the house and arranged in two distinct parts. The first is an extensive area of level lawn and within this part of the garden, is a series of former stables that are ideal for garden equipment and an outside storage.

### SITUATION

Ham is a quintessential village, uniquely positioned amidst Areas of Outstanding Natural Beauty, with access to some of the best walking and riding countryside, yet within walking distance of a collection of eateries, coffee shops, a convenience store, coffee shops, public houses, doctor's surgery and chemist in addition to nationally renowned schools, Balcarras and Charlton Kings Juniors in neighboring Charlton Kings. Ham itself has a lovely community having grown from its small hamlet origins into a charming village, nestled at the foot of Ham Hill, distinctive for being semi-rural and its accessibility to Cheltenham's prestigious centre, just 15 minutes by car. With an array of offerings, exceptional schooling, including The Cheltenham Ladies College, Cheltenham College, and Dean Close in addition to a wonderful restaurant scene, it offers the discerning buyer a cultural lifestyle, playing host to several highly acclaimed festivals including Jazz, Music, Food and Literary.

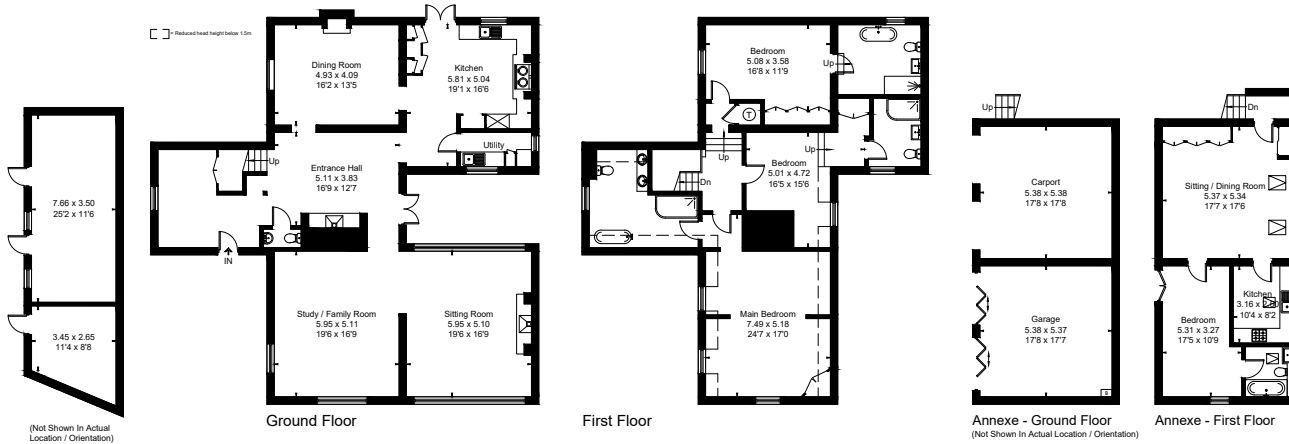
### ADDITIONAL INFORMATION

Services All mains services are connected.  
Oil Central heating to the Annex.  
Gas to the Main House.  
The Property is within a Conservation Area.  
Local Authority Cheltenham Borough Council – Tax Band G  
Cheltenham Borough Council



# Floorplans

Approximate Area = 278.8 sq m / 3001 sq ft  
 Annexe = 89.2 sq m / 960 sq ft  
 Outbuilding = 38.8 sq m / 418 sq ft  
 Total = 406.8 sq m / 4379 sq ft  
 Including Limited Use Area (9.9 sq m / 107 sq ft)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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