

**MILL FARM.**  
Horton, South Gloucestershire.





# PREFACE.

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## Accommodation:

Entrance hall | Dining hall | Drawing room | Dining room | Kitchen/Sitting room | Boot room | Utility room | Principal bedroom suite with adjoining bathroom and dressing room | Bedroom with adjoining bathroom | Three further bedrooms | Family bathroom | One bedroom annex with kitchen/living room

## Extensive outbuildings including:

Triple garage | Stables | Tack room | Milk Shed | Summerhouse

## Garden and Grounds:

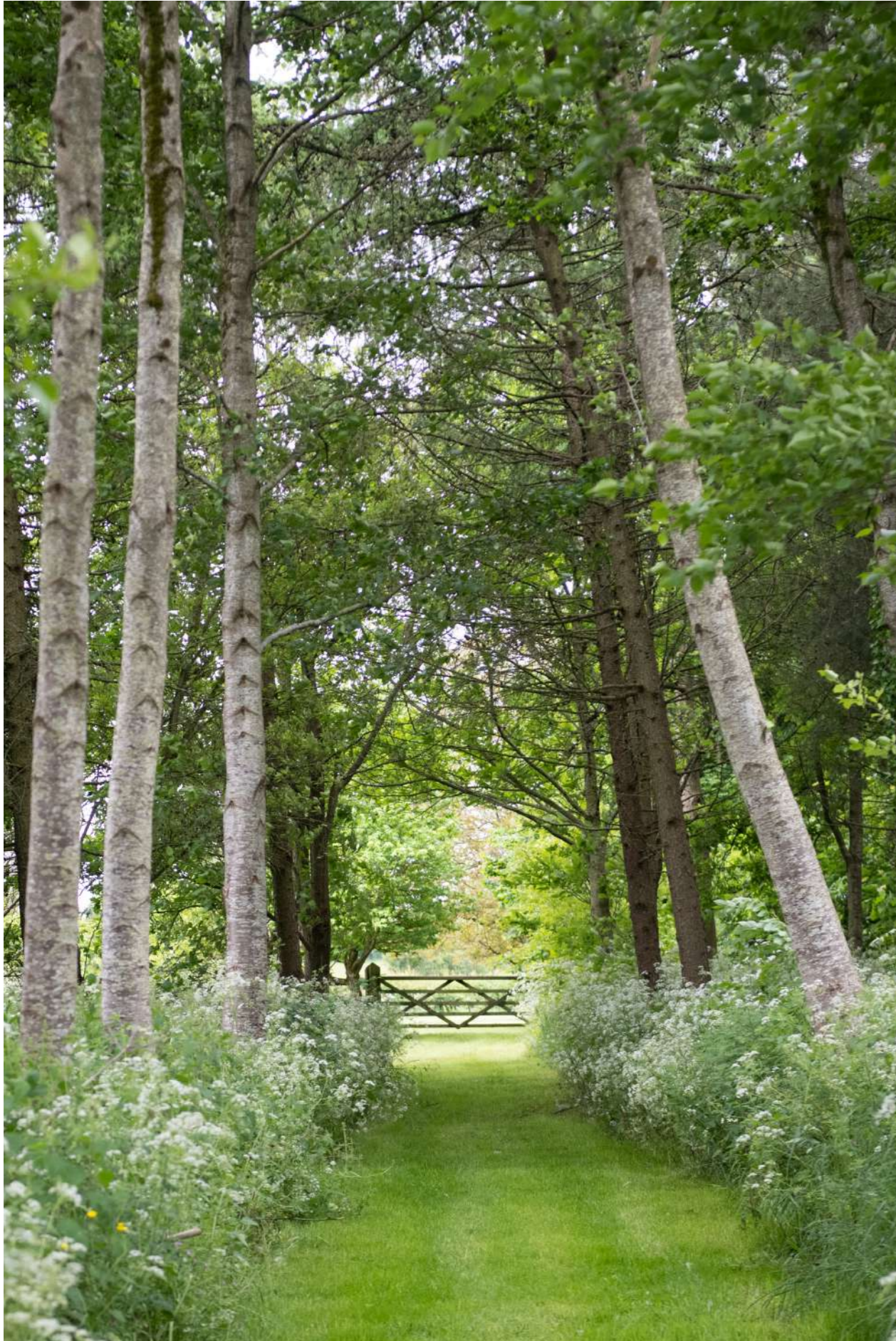
Approximately 24.27 acres of beautifully landscaped gardens with lawns running down to the Little Avon | Terrace | Orchard | Mature woodland/paddocks

## For sale Freehold:

Approximate Total Floor Area: 965 sq m / 10,387 sq ft

## Lot 2:

Approx 74.4 of paddocks



## WHY WE LOVE MILL FARM.

‘An enchanting former farmhouse with surrounding land nestled in rolling unspoilt vale country.’

**M**ill Farm is set in the most heavenly position with just under 25 acres of beautiful gardens and grass farmland (a further 74.4 acres available in Lot 2). The house at its heart has its origins in the 19th century but was extensively modernised and extended at the end of the last millennium. However, it is believed the origins of the site date back to the 17th century.

Today the house offers a comfortable mix of generous entertaining space along with plentiful accommodation for a family.

A formal entrance with stone porch leads onto a spacious hall which features a period style carved chimney piece and working fireplace.

The heart of any home is always the kitchen and at Mill Farm this is very much the case. A large central island helps to divide the space between the family sitting area with open

working fireplace and the elegant dining room that can be accessed separately if entertaining more formally.

As with all family houses they work best when there is plenty of storage, a large boot room where here there is even a dog shower for Dot the terrier, a utility room and cloakroom.

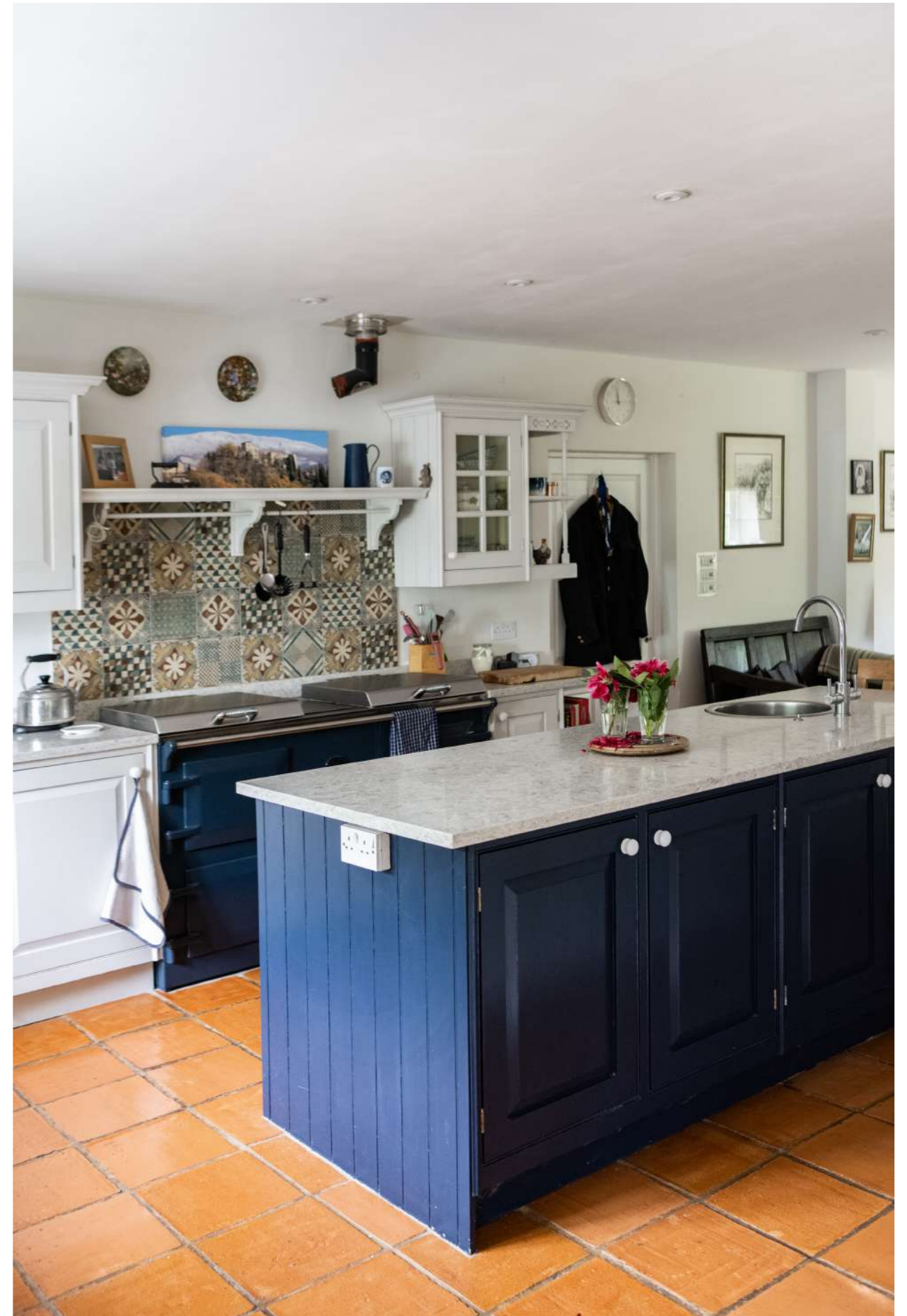
Most impressively when looking to entertain on a grand scale the 46ft long Dining Hall or Reception room is a fitting background to larger parties and gatherings.

The one-bedroom annex complete with sitting room and kitchen can work independently for guest or full-time occupancy or as easily part of the entertaining space when used as a Butler's kitchen.

A spectacular principal bedroom suite is on the first floor with four further bedrooms and two further bathrooms.













# THE ANNEX.





### The Outside:

The gardens at Mill Farm are a delight and first and foremost the roses, with a wonderful rambling rector as a lovely backdrop to many mature shrubs, trees and hedges. In winter this ensures a great structure to the landscape, but it is to the wider environment that makes this farm so special. The gardens have terraces and courtyards where one can follow the sun around the house as well as a summer house and benches strategically placed to capture the many views that grab one's attention.

The fields that form part of the farm have been largely unaltered for centuries, hedgerows alive with wildlife, wild flowers in the spring and summer from where the owner can hear the church bells from both Horton and Hawksbury parish churches.

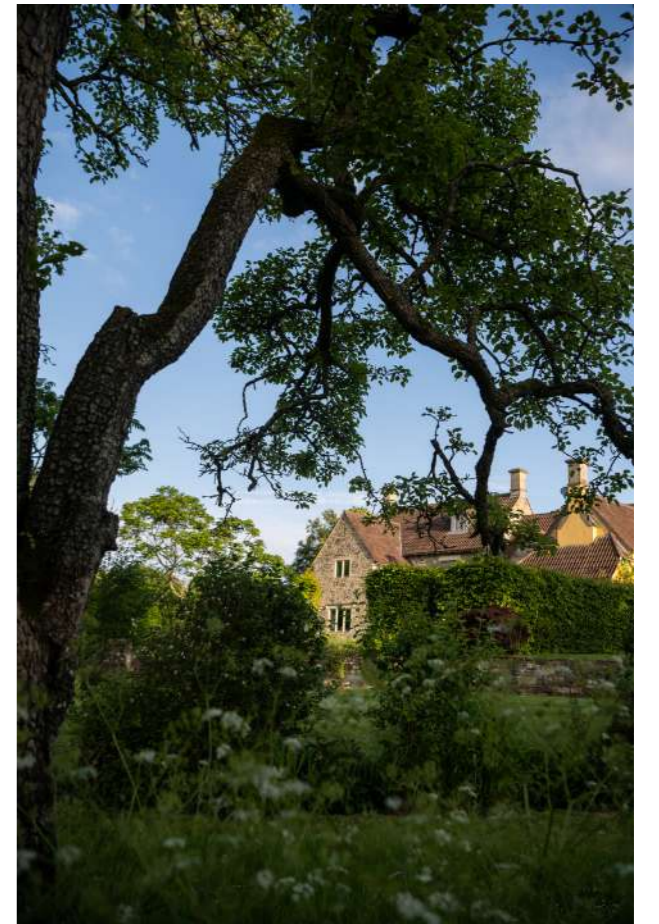
There is little or no outside intrusion making this one of the most peaceful spots in this part of the world.

For the horse lover the fields make for wonderful grazing and are backed up by a range of outbuildings suitable for horses or other livestock. There is stabling for up to 6 horses along with a hay barn and tractor shed.

A three-car garage completes the package.















## LIVING IN SOUTH GLOUCESTERSHIRE.

**H**orton is a village along the Cotswold edge and on the borders of the Badminton Estate. Quietly tucked away off the A46 it is ideally located for the market towns of Chipping Sodbury, Tetbury, Wotton-under-Edge and Nailsworth. It is also well placed for Junction 18 of the M4 giving direct access to Bristol and the M5 in the West and London in the East. The village has excellent train links with both Chippenham (approx. 14 miles) and Kemble (approx. 18 miles) stations giving direct access to London Paddington in less than 70 minutes.

It is also within easy driving distance of Cirencester and Stroud (both voted in 2023 and 2022 respectively by The Sunday Times as the best

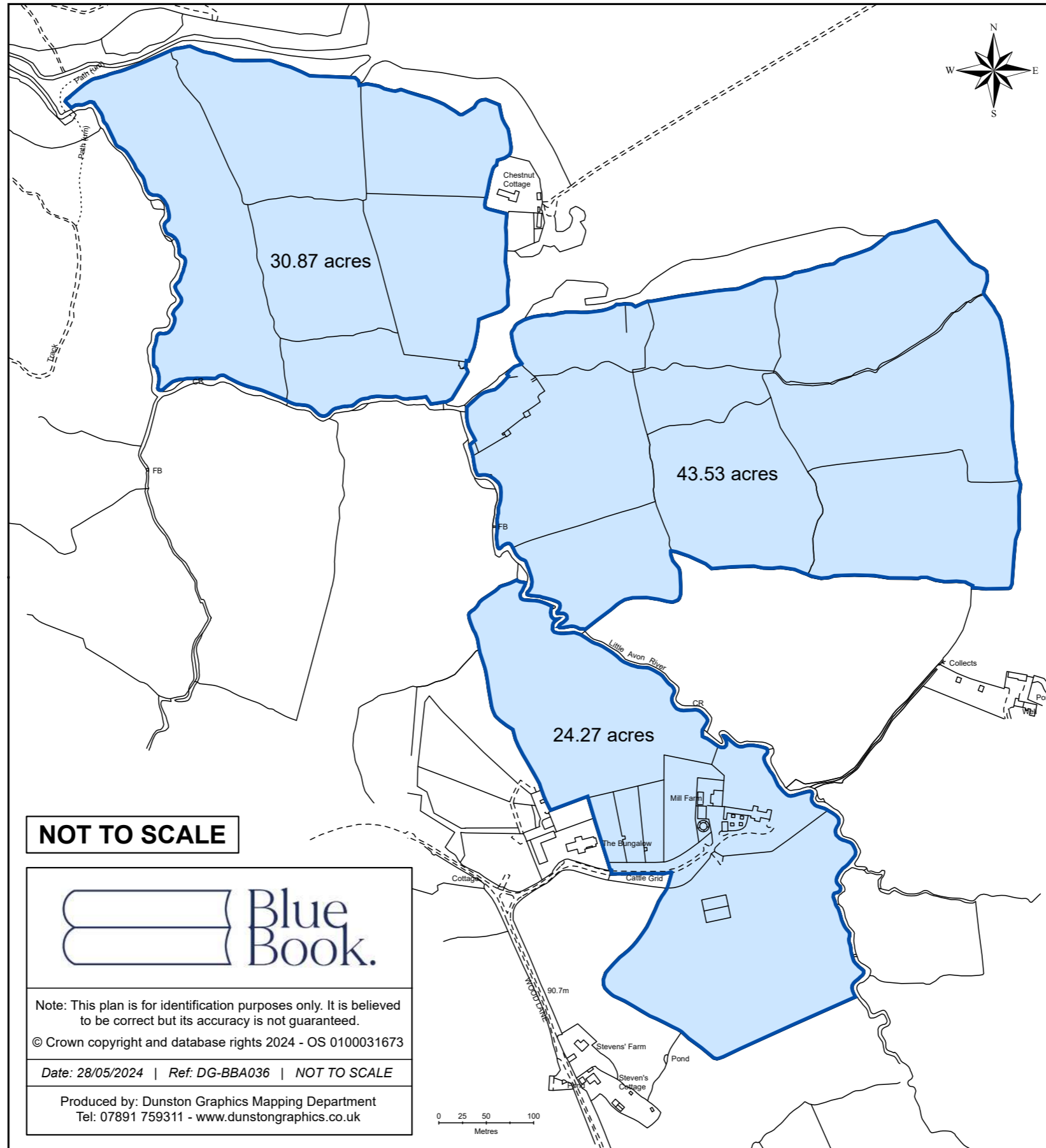
place in England to live). Heathrow Airport is 91 miles and Bristol Airport 21 miles.

The countryside around Horton is very beautiful with the Cotswold Way passing nearby towards Bath in the South and Chipping Camden in the North. Often referred to as a walker's paradise the Cotswold Way was officially inaugurated as a national trail in 2007.

Numerous sporting activities are on your doorstep with racing and rugby at Bath and Cheltenham along with golf at Castle Combe and Minchinhampton. The world-famous International Horse Trials at Badminton are an annual fixture along with polo at Cirencester and The Beaufort Polo Club.

## FANTASTIC SCHOOLS

The many excellent independent schools in Bath, Bristol and Cheltenham along with St. Mary's Calne, Westonbirt and Beaudesert Park are all considered to be within easy driving distance.



Mill Farm, Wood Lane, Horton, Bristol, BS37 6PG

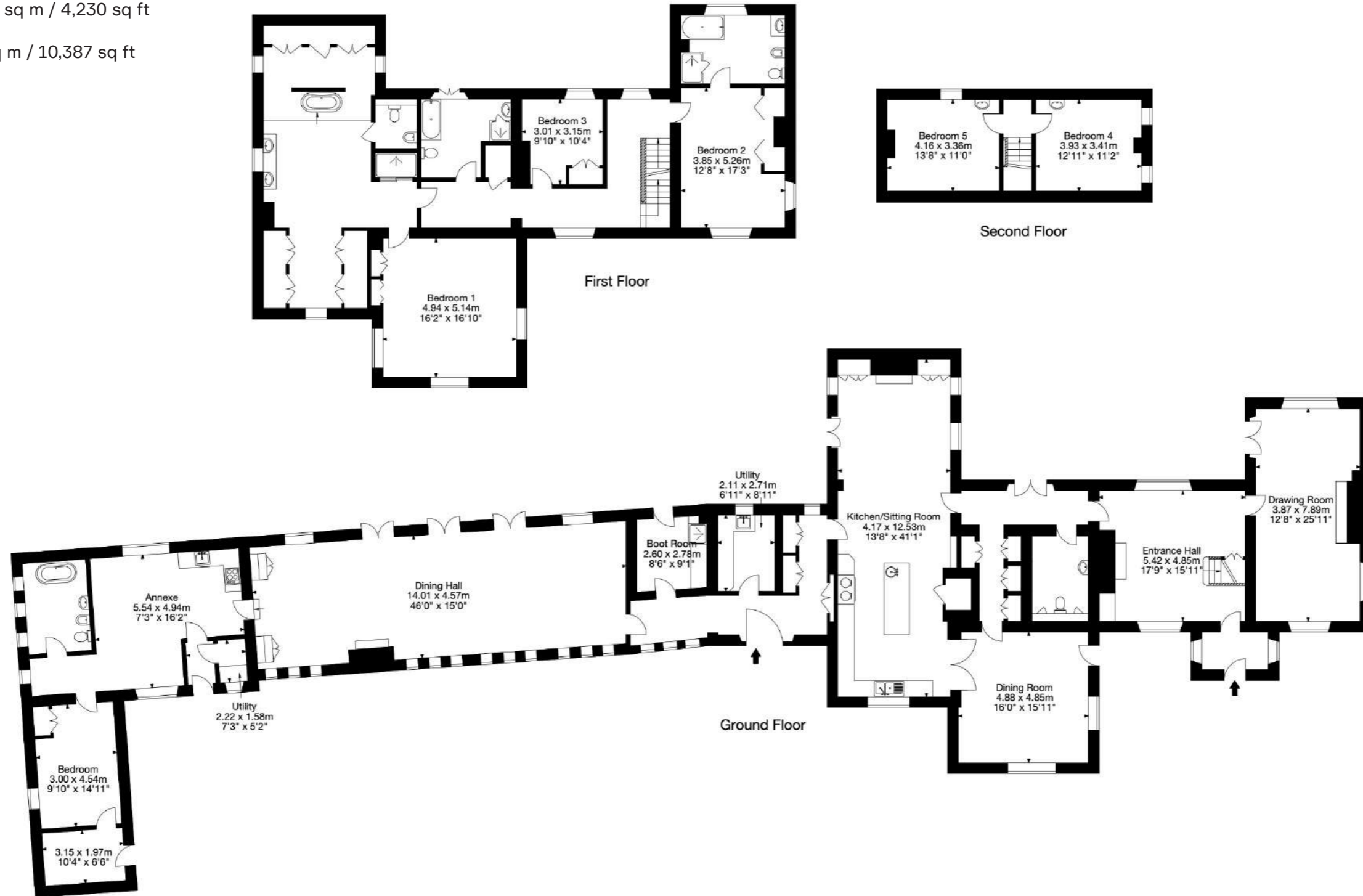
Gross Internal Area (Approx.)

Main House = 520 sq m / 5,597 sq ft

Triple Garage = 52 sq m / 559 sq ft

Outbuildings = 393 sq m / 4,230 sq ft

Total Area = 965 sq m / 10,387 sq ft



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All measurements and areas are approximate and should not be relied on as a statement of fact.

Capture.

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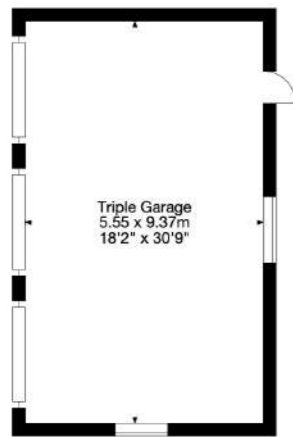
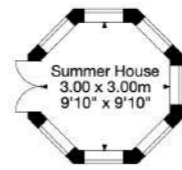
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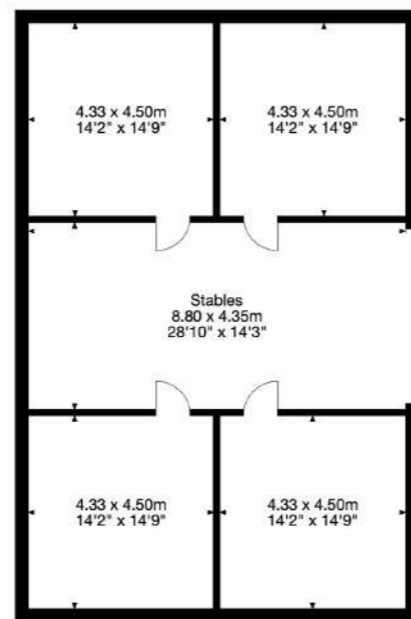
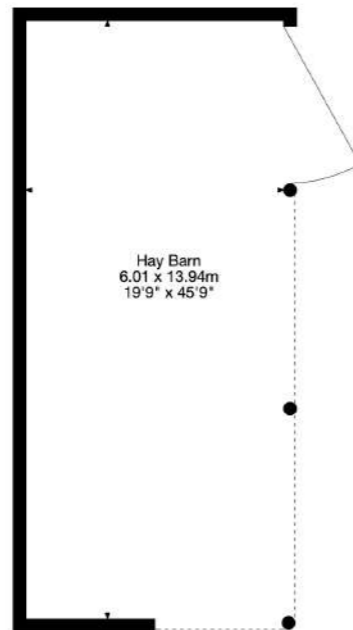
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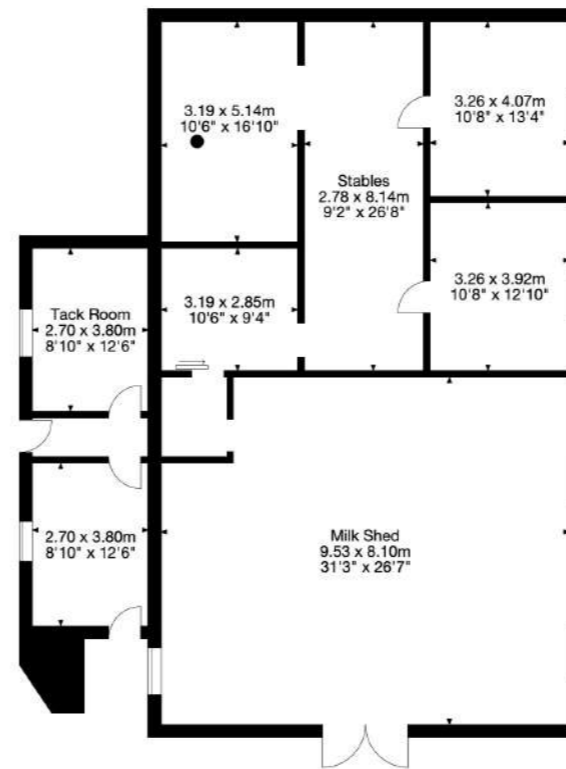
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Triple Garage



Outbuildings



Lot 1 – House and 24.27 acres are wholly owned by the sellers

Lot 2 – 74.4 acres is owned by the sellers' pension schemes

Services: Mains water, electricity and drainage

Fixtures and Fittings: Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments are specifically excluded but may be available by separate negotiation.

Local Authorities: South Gloucestershire Council 01454 868009

Tenure: Freehold

EPC Rating: E

Council Tax Band: F

Postcode: BS37 6PG

Viewings: All viewings must be made strictly by appointment only through the vendors agents.

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Photographs prepared in 2024.



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