



Windmill House

Lambourn Woodlands
West Berkshire

An immaculate country house
(approximately 5,800 sq ft)
in an outstanding location, set in 37 acres
with excellent equestrian facilities

Windmill House, Lambourn Woodlands, Hungerford, Berkshire, RG17 7BN

Lambourn 1 mile, Hungerford 8 miles, Newbury 14 miles, Didcot 15 miles, M4 (J14) 6 miles

Features:

Windmill House:

Reception hall | Drawing room | Dining room | Sitting room
Kitchen/breakfast room | Conservatory | Boot room/utility | Cloakroom
Principal bedroom suite with 2 bathrooms and 2 dressing rooms
2 Further bedrooms and bathrooms | Laundry room | Lift
Second floor with space for 3 bedrooms and 2 bathrooms

Office | Wine Store | Cloakroom | Car port | Loft with storage space
Beautiful mature garden and pond

Outside:

Barn with 2 staff flats and tack room
22 boxes, vet room with stocks and solarium, storage barn, all weather
turnout, covered lunge ring, outdoor school
Horse walker, water treadmill and salt treatment box

15 railed paddocks over chalk downland

Approximately 37 acres in all (15 HA)





The property

Windmill House is arguably one of the most attractive properties in the Lambourn area, and is superb in every way: a recently built house of fine proportions for modern living, with a beautiful garden in a glorious position with far reaching views; a state of the art stable complex, not only designed and maintained to demanding standards but also suitable for a broad range of equine uses, whether commercial or private; and well-drained lime rich paddocks.

Windmill House

The house, built with local sarsen stone in 2013 to exacting standards and great attention to detail, is laid out to take advantage of the views over the downs with the main rooms facing south. With a porch to the front door, the double-height reception hall, with a drinks' cupboard under the stairs, leads to the west-facing drawing room on the right. The dining room with west facing veranda and the open plan sitting room are straight ahead. The kitchen and attractive conservatory are beautifully designed with a Lacanche range cooker and a large island with integrated appliances. Further down the hallway are the lift, cloakroom, larder and utility room with built-in storage and a sink. Beyond is the back door.

Upstairs, which is accessed by a wide galleried staircase or lift, are three well proportioned bedroom suites. The main bedroom suite has two bathrooms, each with a dressing room and built-in wardrobes. There are two further double bedrooms, one en suite, and the other served by a family bathroom with bath and shower. Off the landing is a designated laundry room with a Belfast sink and airing cupboard. There is a staircase to the second floor, currently used for storage, designed to be fitted out with further bedrooms and bathrooms.

From the back door is the covered parking and storage area linking the house to the office, with a north-facing wine store, kitchenette, cloakroom and attic storage.







Gardens

The planting of trees and shrubs has been carefully thought out to take the best advantage of the outstanding views over the Wessex Downs, Lambourn and beyond. Features of the garden include a pond and Belvedere overlooking the surrounding paddocks.

Location

A mile from Lambourn – close enough to be able to use the commercial advantages of one of the country's major racing and bloodstock centres, yet far enough to be in glorious isolation. There is a wide variety of gallops around Lambourn and direct access to mile upon mile of downland bridle and by-ways. Lambourn is the base for some of the country's leading equine veterinary practices and farriers. The Hungerford junction (J14) of the M4 is only 6 miles, and Windmill House is within easy reach of London, and Heathrow Airport, as well as having a quick route to the west. Trains from Hungerford, Newbury, Swindon and Didcot take under an hour to London Paddington.

There is wide choice of state and private schools in the area including St Bartholomew's, Marlborough College, St John's, St Gabriel's, Elstree, Cheam, Pinewood and Radley, as well as primary schools in Baydon, Lambourn and Chilton Foliat.

Racecourses within an hour and a quarter are Newbury, Cheltenham, Bath, Salisbury, Kempton, Sandown and Epsom.

Race Record

The property has been run as a small, well known and successful racehorse breeding, boarding and equine rehab business. From a few broodmares, Fiona Marner Bloodstock has bred, pinhooked and reared 32 group winners of 72 Black Type races. In 2022, they sold the top-priced Tattersalls Book 2 yearling, a colt by Sea the Stars for 800,000gns.





Accommodation Barn

Across the courtyard from the house is a barn divided into two flats. The ground floor flat has a utility room, kitchen/sitting room, bedroom and bathroom. The first floor flat has a sitting room, kitchen, two bedrooms and bathroom, with a utility room, wc, and shower room on the ground floor. The tack room is also on the ground floor.

The Stable Yards

The yards are currently used as a successful stud farm and racehorse rehabilitation centre. Meticulously designed, there are two very fine stable barns built with brick plinths, a steel frame, timber cladding, tiled roofs with glazed ridge vents for exceptional light and ventilation, and one is fitted with solar panels. Each barn has 10 large stables fitted with rubber floor matting, mangers and automatic water bowls. Between the barns is the foaling unit with two large boxes and a sitting-up room.

To the rear of the south facing U-shaped yard is a utility barn for hay and straw storage, with a turnout area, vet room with stocks, wash room and solarium, salt treatment/quarantine box, feedstore, rug storage with industrial washing machine, potting shed and metal lockup container for implements.

Beyond the Utility barn and second stable barn: Six-bay horse walker and covered lunge ring. All weather turnout and outdoor school, 25m x 36m with Martin Collins surfaces. Water treadmill, housed in a purpose-built barn. The state of the art treadmill is not included in the sale but is available by separate negotiation should a purchaser wish to rehabilitate and exercise horses.

Land and Paddocks

Totalling approximately 37 acres, the land is divided into 15 paddocks ranging in size from half an acre to 5 acres. Gently sloping over chalk, it is the ideal environment for horses. The pasture has been meticulously maintained by the current owner.





Directions

From the M4 (J14) take the A338 towards Wantage then the first left (B4000) signposted to Baydon and Lambourn, passing The Pheasant Inn. After 4¾ miles, beyond the junction signposted for Lambourn and Membury, turn right onto the Baydon Road towards Lambourn. Windmill House is one mile and the first property on the right.
What3Words: ///explored.unfocused.slot

Planning and Occupancy

The property is subject to an equestrian interest. Planning approval granted in 2012. Planning Ref: 12/02172/FULMA. Prospective purchasers are advised that they should make their own enquiries of the local planning authority. Further details available from the agents.

Plans have also been prepared for an additional barn with 8 boxes, a log cabin, plus a tractor and implement shed, although no planning application has been submitted.

General Information

Local Authority: West Berkshire Council
www.westberks.gov.uk
Services:
Mains electricity and gas. Underfloor heating throughout the house.
Private water from a borehole supply with mains back up.
Private drainage system via a modern treatment plant.
Solar panels on one stable barn.

Business Rates

The rateable value is £10,500. This is below the current threshold for the payment of rates.

Council Tax:

Windmill House: Band H
Barn Flats: Band A

EPC Rating:

Windmill House: B
Barn Flats: B

Tenure: Freehold

Guide Price: £4,250,000

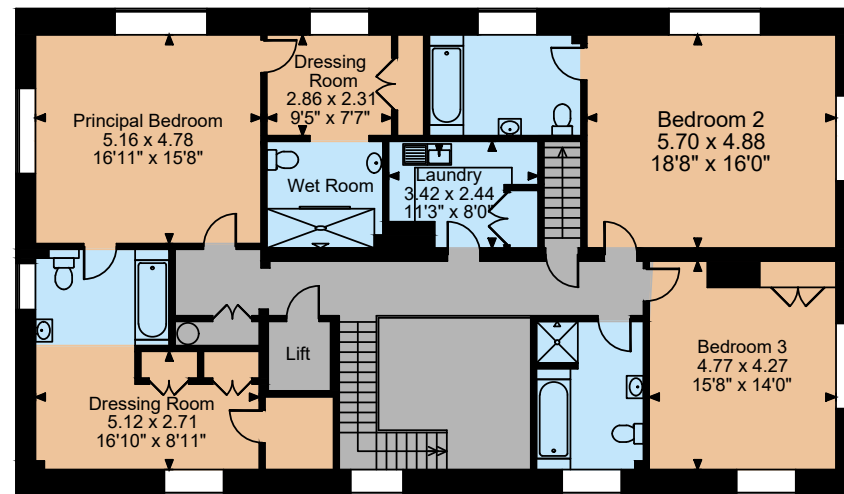
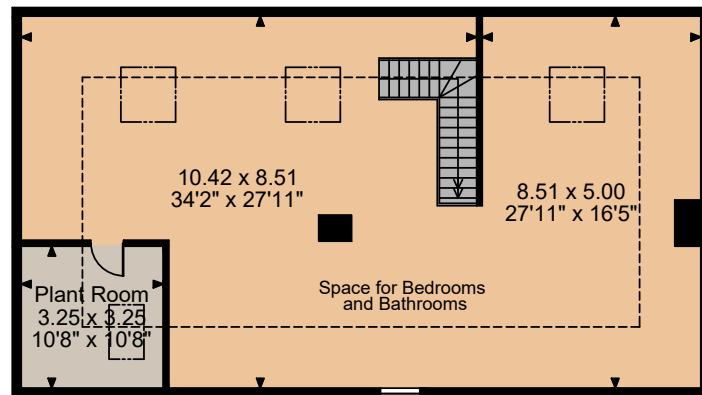
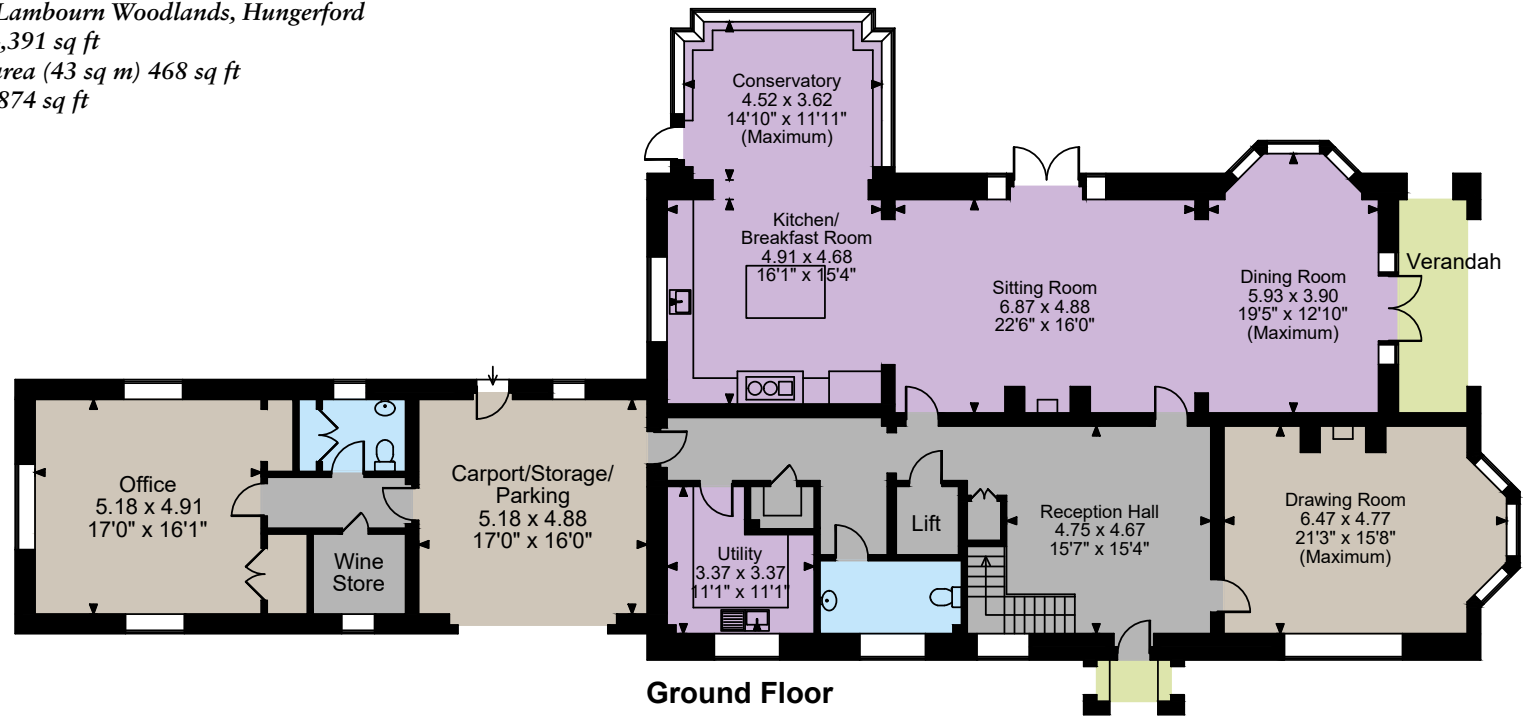


Floorplans for Windmill House, Lambourn Woodlands, Hungerford

House internal area (408 sq m) 4,391 sq ft

Office/Storage/Parking internal area (43 sq m) 468 sq ft

Total internal area (546 sq m) 5,874 sq ft



The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

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Strutt & Parker London
43 Cadogan St, London SW3 2PR

+44 (0) 20 7591 2213
london@struttandparker.com
struttandparker.com

Strutt & Parker Newbury
55 Northbrook Street, Newbury RG14 1AN

01635 521707
newbury@struttandparker.com
struttandparker.com

Over 50 offices across England
and Scotland, including Prime
Central London

Windsor Clive International
Balak Estate Office, Ramsbury, Marlborough, Wiltshire SN8 2HG

01672 521155
info@windsorclive.co.uk
windsorclive.co.uk



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