



Uplands Stables, Hungerford, Berkshire, RG17 8QH

Guide Price: £1,300,000



Uplands Stables is a renowned racing yard situated in Upper Lambourn, just minutes from the Jockey Club Gallops. The site is steeped in racing history, most notably as the base of legendary National Hunt trainer Fred Winter, who was champion jump trainer on eight occasions.

State of the art facilities include seventy one loose boxes, a BHA approved equine pool, three solarium walkers, hot wash bays, fenced turnout, a newly refurbished lunge ring, a four bedroom trainers cottage, a staff hostel and a separate one bedroom apartment. There is also approved planning permission for a manege and horse walk.



Encompassing 550 acres, the nearby Jockey Club facilities include both turf and artificial gallops spanning from 5 furlongs to over a mile, providing an ideal environment for the training of racehorses. The property is offered with no onward chain.

Staff accommodation

Uplands boasts extensive staff accommodation. The trainers cottage is a comfortable, contemporary and well presented four bedroom home. A spacious open plan kitchen/reception room is the heart of the home, with underfloor heating, built in appliances, island unit and bifold glass doors to a charming terrace with views over the stables and fields.

Three double bedrooms are found on the ground floor, along with a shower room. On the first floor is a large master bedroom with built in storage and ensuite bathroom.

The hostel provides four double bedrooms, each with ensuite shower or bathroom, plus a kitchen/dining room.

A separate self contained apartment off the hostel has one double bedroom with ensuite, and a kitchen/dining room.

Cottage

Approximate Gross Internal Area = 124.83 sq m / 1344 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchase.



Equestrian facilities

The Swimming Pool Complex is a modern, brick built barn housing a BHA approved equine swimming pool, which has been recently renovated. Two large five bay horse walkers with heat lamps are also found within this barn. Eighteen stables are arranged in a crescent shape around the Swimming Pool Complex.

The Top Yard consists of thirty five stables in total, arranged in several different blocks. Some are of timber construction, whilst the majority are the original picturesque brick built stables with tiled roofs. A tack room and colours room can be found on the southern side of the yard.

Eight interior boxes can be found in the New Stable Barn, along with a third horse walker, sectioned for six horses.

A further block of ten timber stables can be found behind the New Stable Barn.



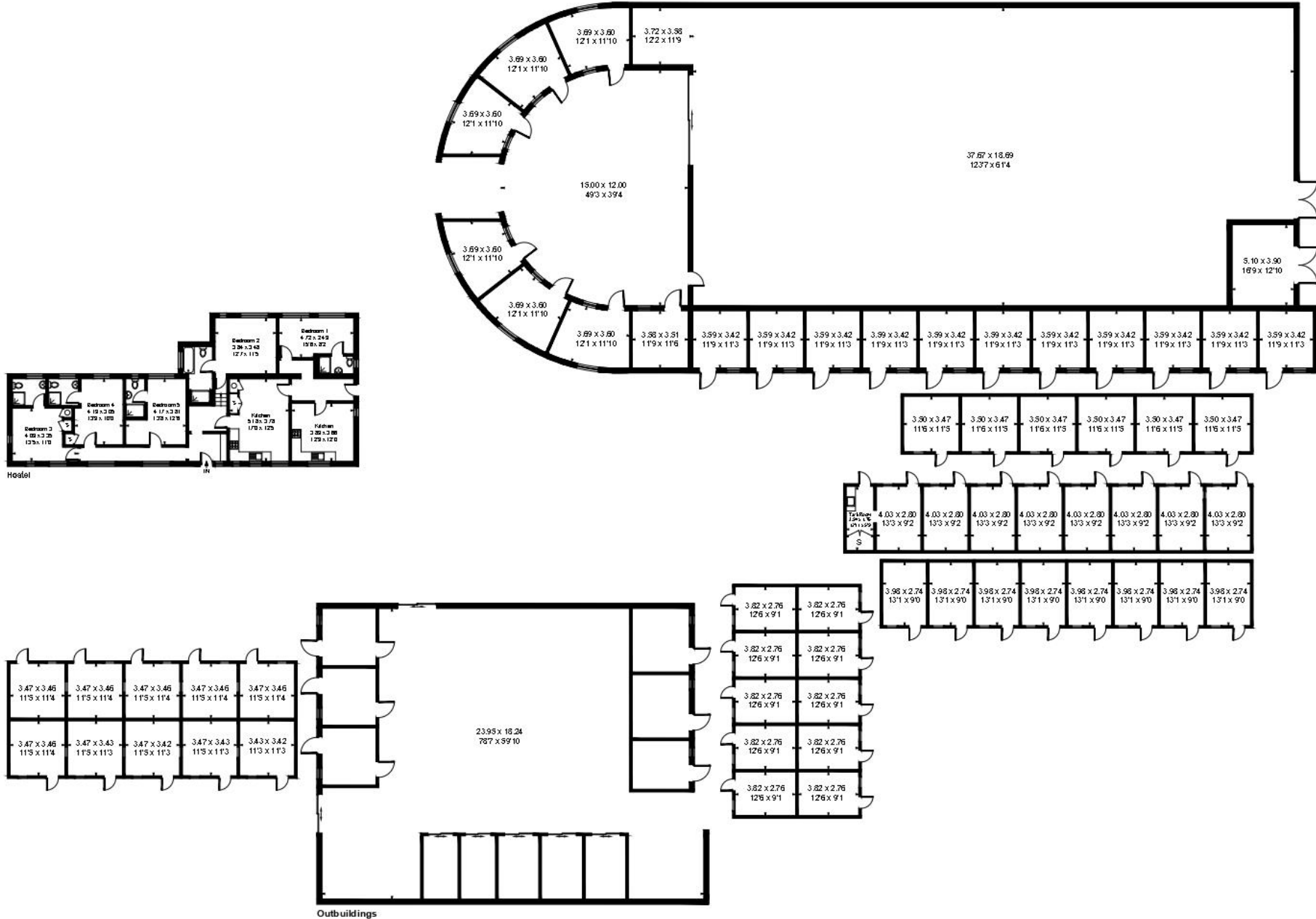
A large, secure newly renovated and resurfaced lunge arena is found towards the back of the property. Next to the lunge arena is a large parking area with plenty of space for multiple vehicles, or scope to develop and add more stables or accommodation if required (stpp). Several fenced turnout paddocks are behind the stables. There is planning permission granted for a 20 x 40m arena at the bottom of the land.

Location

Upper Lambourn is renowned as one of Britain's prime racing centres, set in beautiful countryside within easy reach of London. The M4 J14 is 6 miles away and trains to London Paddington from Hungerford (11 miles) and Didcot Parkway (19 miles), take under an hour. Local amenities include grocery shops, pubs and primary schools as well as specialist equine veterinary centres and tack shops. Further afield, Hungerford, Wantage and Newbury provide more comprehensive services and a wide range of schooling.



Approximate Gross Internal Area
 Hostel = 148.68 sq m / 1600 sq ft
 Outbuildings = 2098.28 sq m / 22586 sq ft
 Total = 2246.96 sq m / 24186 sq ft



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