



**VERSATILE EQUESTRIAN PROPERTY WITH STUNNING VIEWS AND 26 ACRES OF PADDOCKS  
IN EXCELLENT DOWNLAND CLOSE TO WANTAGE**

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GRAMPS HILL STUD,  
LETCOMBE BASSETT, WANTAGE



# VERSATILE EQUESTRIAN PROPERTY WITH STUNNING VIEWS AND 26 ACRES OF PADDOCKS IN EXCELLENT DOWNLAND CLOSE TO WANTAGE

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Two separate dwellings ♦ Main house with four bedrooms  
♦ Foxfields with three bedrooms ♦ Stunning views  
♦ Heated swimming pool ♦ Gated entrance with hard standing ♦ Office and outbuildings ♦ 13 loose boxes, tack room, feed store and hay barn ♦ 3 fences paddocks  
♦ Excellent countryside on the doorstep

## Mileage

Newbury - 18 miles ♦ Didcot – 12 miles ♦ Oxford – 21 miles  
♦ London Paddington from Didcot – 40 minutes  
(All mileages and times are approximate)

## Situation

The property is situated just above the centre of Letcombe Bassett at the foot of The Ridgeway in an Area of Outstanding Natural Beauty. Nearby Letcombe Regis has a shop/coffee shop, public house, village hall and sporting facilities/clubs including tennis, football, cricket and bowls.

The property is 3.5 miles from the market town of Wantage. The town is believed to date back to Roman times and is mentioned in the Domesday book of 1086. It is famed as the birthplace of King Alfred the Great. The town offers a range of shopping facilities, well regarded schooling for all ages and leisure facilities and a market on Wednesday and Saturday.

Within the area there are further services and leisure facilities at Oxford, Newbury, Abingdon and Hungerford. There is also ample opportunity to enjoy the countryside with the Ridgeway approximately 500 metres away.

There are excellent communication links via the A34 with the M40 in the north and the M4 in the south. Didcot, approximately 12 miles away offers a fast service to London Paddington in approximately 40 minutes. Oxford Parkway, approximately 21 miles away offers a service to London Marylebone in approximately 65 minutes.



## Main House

Offering spacious and versatile accommodation including kitchen with electric Aga, sitting room, conservatory with doors to the garden, dining room, family room, cloakroom with shower and utility room. There are three bedrooms on the ground floor, one with an en-suite, while on the first floor there is a master suite with dressing room, bathroom and balcony.

To the front of the property there is a private garden with shrub borders and views across the paddocks. To the rear of the house there is an enclosed heated swimming pool with patio area.

## Foxfields

A detached property within the grounds of the main house and which was built in 2014. Foxfields comprises an open plan kitchen/sitting room, utility room and cloakroom. There is underfloor heating throughout the ground floor. On the first floor there is a master bedroom with dressing room, two further bedrooms and a family bathroom. Outside, the rear of the property overlooks the swimming pool and has its own private garden.

## Gramps Hill Stud

Approached through a gated entrance with hard standing, parking area and outbuildings that include a stable yard and office with cloakroom.

## Directions

From the market place in the centre of Wantage, take Newbury Street (A338) south towards Hungerford before turning right at the traffic lights on to the B4507 Ickleton Road. Follow this road out of Wantage and turn left following signs to Letcombe Regis/Bassett and through Letcombe Regis in to Letcombe Bassett. In the centre of the village, turn left at the grass triangle in to the no through road of Gramps Hill. Follow this road up and out of the village until the road splits where Gramps Hill Stud will be straight in front of you.

## Additional Information

**Postcode:** OX12 9LX

**Tenure:** Freehold

**Services:** Water, electricity, private drainage, oil fired central heating

**Local Authority:** Vale of White Horse District Council, Abbey House, Abingdon OX14 3JE. Telephone 01235 422422

**Fixtures and Fittings:** All fixtures and fittings, garden furniture and statues are excluded from the sale

**Energy Performance:** A copy of the full Energy Performance Certificate is available on request.

**Viewing:** Strictly by appointment with the Agents. If there are any points which are of particular importance to you, we invite you to discuss them with us, especially before you travel to view the property.



Approximate Gross Internal Area (Excluding Hay Barn & Eaves Storage)

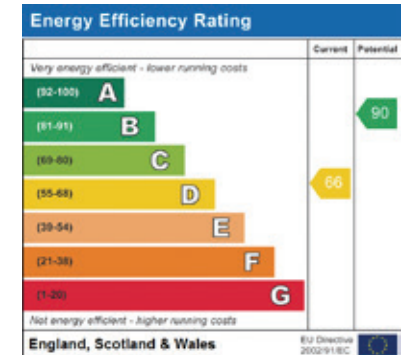
Ground Floor = 196.6 sq m / 2116 sq ft  
 First Floor = 69.1 sq m / 744 sq ft  
 Fox Field Ground Floor = 78.2 sq m / 842 sq ft  
 Fox Field First Floor = 79.7 sq m / 858 sq ft  
 Outbuildings = 176.9 sq m / 1904 sq ft  
 Total = 600.5 sq m / 6464 sq ft



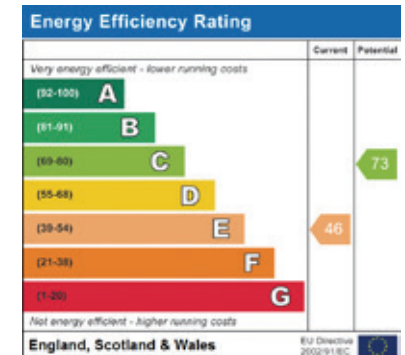
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Foxfield



Gramps Hill Stud



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