A HANDSOME GEORGIAN COUNTRY HOUSE WITH A FAMOUS TRAINING YARD IN UPPER LAMBOURN

RHONEHURST,
UPPER LAMBOURN, BERKSHIRE
Rhonehurst

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UPPER LAMBourn, BERkSHIRE. RG17 8RG

Ground Floor
Entrance hall • Drawing room • Sitting room • Dining room • Kitchen/breakfast room
• Office • Playroom with kitchenette • Cellar

First Floor
6 bedrooms • 3 bathrooms

Outside
Double garage • landscaped gardens

Training Yard
Two 2 bedroom cottages
5 bedroom lads Hostel
Office
66 boxes in three yards, equine pool barn and covered horse walker
Paddocks

Access to Lambourn Gallops
In all 18.6 acres

Savills Newbury
1-3 The Broadway
Newbury, RG14 1AS
Contact: Matthew Lodge
T: 01635 277702
E: mlodge@savills.com

Savills Equestrian
33 Margaret Street
London, W1G OJD
Contact: Louise Harrison
T: 0207 016 3715
E: lharrison@savills.com

Windsor Clive International
Balak Estate Office, Ramsbury,
Marlborough SN8 2HG
T: 01672 521155
E: info@windsorclive.co.uk
Mileage
Lambourn 1 mile • Hungerford 8 miles • Newbury 15 miles
• London (Paddington) from 55 minutes • M4 (Junction 14)
7 miles (All mileages and times approximate)

Rhonehurst House
Reached by a long drive through the paddocks and stables up to
a gravel sweep Rhonehurst is a character period house offering
excellent and versatile accommodation.

The ground floor provides a large kitchen/breakfast room with pantry,
offering access to the office and utility room, with double doors to an
outdoor dining area. Either side of the front door, there is a dining room
and sitting room with the latter providing access via double doors to
the drawing room.

Behind the drawing room and overlooking the gardens there is a
second sitting room, kitchenette and cloakroom with a second
staircase leading to three bedrooms and a bathroom above. This wing
could provide separate family or staff accommodation but the landing
also connects to the main house where the lovely light main bedroom
is located together with an adjoining bathroom and a further two
bedrooms and en-suite guest bathroom.

Gardens and grounds
These are set to the south-eastern side of the house and are largely
laid to lawn with herbaceous borders surrounding. In the centre of the
garden is a free standing part brick and part timber summer house with
a slate roof and a paved terrace to the front. From the back door of the
property is a paved terrace with brick steps to the lawn. The garden is
lined by a row of limes.

Off the drive is a double garage constructed of brick under a slate roof,
power and light connected.
The Training Yard
Rhonehurst is a famous training yard which has been occupied by Oliver Sherwood since 1984, where he has enjoyed huge success as National Hunt trainer; training, most notably, the winner of the 2015 Grand National amongst other successes including the Arkle Trophy and Hennessy Gold Cup twice.
Oliver Sherwood would like to continue to rent the Training Yard part of Rhonehurst after completion should a purchaser wish to renew his lease.

The Old Yard – 19 loose boxes
A most attractive yard that compliments the house yet, being below it, does not impinge on its privacy. From the house on the right hand side, below the office is a
- Range of 11 brick and flint boxes with central clock tower under a slate roof. The boxes are of varying widths with corner brackets and padded floors
- Tack room with store over
- Further Hay store/tack room
At the lower end are
- 6 cage boxes with front passageway and hay loft over
The third side of the yard has
- 3 loose boxes, feed store and mess room

The Office
First floor office with kitchen area and cloakroom

Hostel
Constructed of brick under a tiled roof with lean to consisting of:
- Hallway, Cloakroom, Kitchen, Shower room, Sitting/dining room, 5 Bedrooms with basins.
Attached to The Hostel is a separately accessed drying room and boiler room.
Hardstanding in front of hostel for horse boxes.

Rhonehurst Bungalow
Timber clad Colt house under a tiled roof, with a mature privet hedge on two sides with a garden to the rear. The accommodation consists of:
- Porch, Kitchen, Sitting room, 2 Bedrooms, Bathroom

Rhonehurst Cottage
Woolaway bungalow with a garden to the rear. The accommodation consists of:
- Conservatory, Kitchen open to Sitting room, Bathroom, 2 Bedrooms.
The New Yard – 24 loose boxes
An impressive purpose built yard of brick under a tiled roof, U-shaped with a total of 24 loose boxes around a central flower bed. Two corner boxes have double aspect doors. Racing tack room at one end.

The Wooden Yard – 14 loose boxes
Of timber construction under a corrugated roof. U-shaped around a lawn, comprising 14 loose boxes. At the back there is a field shelter/store.
Across from The Wooden Yard are 3 isolation boxes, a store and a muck heap.
Loading ramp and two wash bays.

Equine Pool Barn – 6 loose boxes
A portal frame barn with corrugated sides and roof, housing 6 cage boxes with corner mangers. Equine pool with filtration system. Covered Monarch horse walker for 6 horses.

Paddocks
The paddocks are divided into thirteen enclosures and are well sheltered over chalk and are free draining.
In all about 18.6 acres.

Gallops
Access to the renowned Lambourn grass and all weather gallops, direct from the track alongside Rhonehurst is arranged by permission through Jockey Club Estates (Tel: 07917 655326). Access is subject to interview/approval. The current rate is £121 plus VAT per horse per month.

Situation
Upper Lambourn is one of the most important training centres in the country, it has many period houses and is situated only 8 miles from Junction 14 of the M4. It is surrounded by attractive open countryside including gallops and is very well known for its racing yards. Lambourn village is only a short distance away and provides good local amenities including a primary school and a good range of shops. Hungerford and Newbury are approximately 8 and 15 miles respectively and there are main line trains to London Paddington from either Newbury or Didcot.

Recreation
There is racing at Newbury and Cheltenham and hunting with the Vine & Craven Hunt. Trout fishing is available on the Rivers Lambourn and Kennet. There are excellent primary and independent schools in the area.
GENERAL REMARKS

Method of Sale: The property is offered for sale by private treaty.

Easements and rights of way
The property is sold subject to and with the benefit of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasi easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

Services
Mains water, electricity and drainage. Oil fired central heating to the house.

Rental income
The total rental income from the two cottages and the stable yard is approximately £70,000/year. Full details are available via the data room online. Please contact Savills or Windsor Clive for access details.

Fixtures and fittings
All those items usually regarded as tenant’s fixtures and fittings are specifically reserved from the sale, although some may be available to the purchaser if required at valuation. All those remaining on the property at the time of completion will be included in the purchase price.

All fitted carpets and curtains, together with garden ornaments and statuary, are specifically reserved from the sale. These may be available to the purchaser if required at valuation.

Drawing room light fittings have been changed since photos were taken.

Local Authority: West Berkshire Council, Council Offices, Market Street, Newbury RG14 5LD. Tel: 01635 42400.

RHONEHURST HOUSE

Gross Internal Area (approx) (Excluding Void) = 467.4 sq m / 5032 sq ft
Cellar = 7.1 sq m / 76 sq ft
Total = 474.5 sq m / 5108 sq ft

COTTAGES

Gross Internal Area (approx) =
Rhonehurst Cottage = 80.5 sq m / 866 sq ft
Rhonehurst Bungalow = 57.7 sq m / 621 sq ft
Viewing
Strictly by appointment with the joint agents:
Savills Tel: 01635 277700 or 0207 016 3715
Windsor Clive International. Tel: 01672 521155

Photographs taken: July 2017
Details prepared: January 2018

Council Tax Bands & Business Rates
Council Tax – Band G
Rateable value - £45,000 for 2018/19. Payable at 47.9p in the pound £21,555

EPC Ratings
Rhonehurst House - F
Rhonehurst Cottage - F
Rhonehurst Bungalow - E
The Hostel - E
Copies of the full Energy Performance Certificates are available on request.

Post code: RG17 8RG

Directions
From London take the M4 to junction 14 and then take the A338 to Wantage. After about 500 yards turn left signedpost Lambourn. Follow this road for about 3 miles and at The Hare public house turn right, signed Lambourn. Proceed for a further 3 miles into the village of Lambourn. At the bottom of the hill turn left into Crowle Road, turn right at the T-junction and then left at the next T-junction towards Upper Lambourn. After about ¾ of a mile turn right into Malt Shovel Lane. Turn left at the T-junction and follow the road to the end where the gates to Rhonehurst will be seen to the right.

OUTBUILDINGS

Gross Internal Area (approx)
Pool Barn = 454.9 sq m / 4896 sq ft
Wooden Yard = 189.6 sq m / 2040 sq ft
Hay Barn = 84.5 sq m / 909 sq ft
Summer House = 12.8 sq m / 137 sq ft
Garage / Workshop = 49.5 sq m / 532 sq ft
Total = 791.3 sq m / 8514 sq ft

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Old Yard = 789.4 sq m / 8497 sq ft
New Yard = 422.5 sq m / 4547 sq ft

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