



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

RHONEHURST,
UPPER LAMBOURN, BERKSHIRE



savills





Rhonehurst

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

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

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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



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 signposted 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

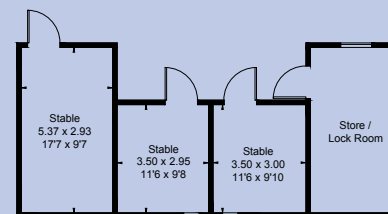
Wooden Yard = 189.6 sq m / 2040 sq ft

Hay Barn = 84.5 sq m / 909 sq ft

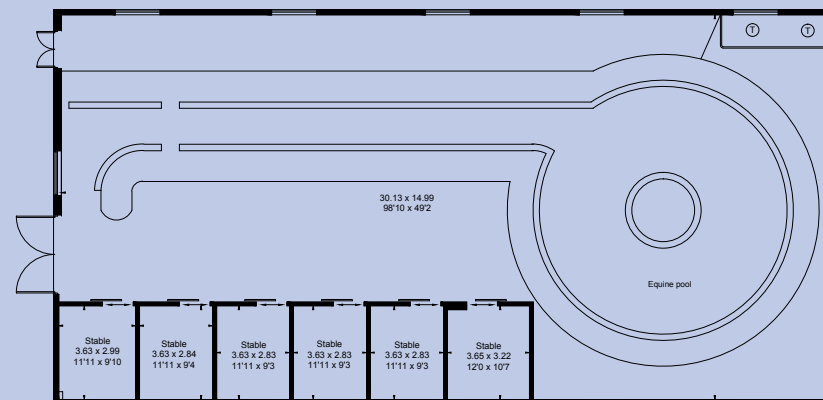
Summer House = 12.8 sq m / 137 sq ft

Garage / Workshop = 49.5 sq m / 532 sq ft

Total = 791.3 sq m / 8514 sq ft

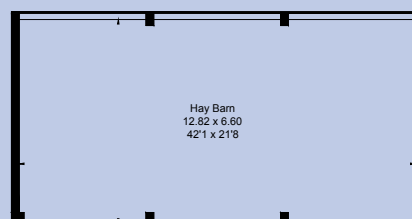


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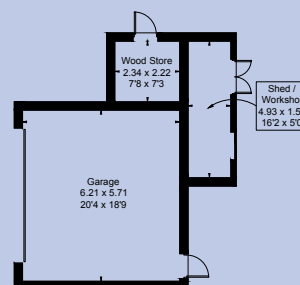


Pool Barn

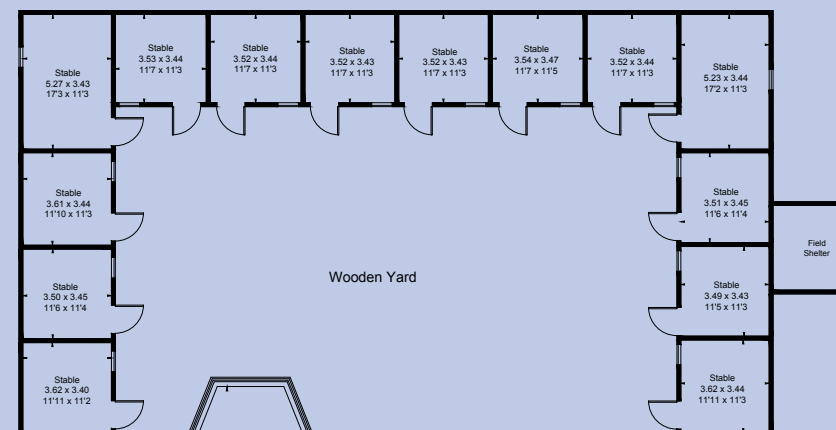
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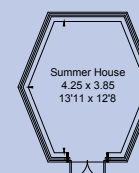
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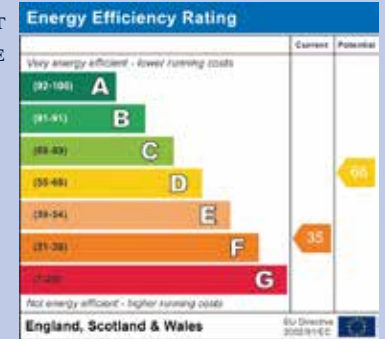


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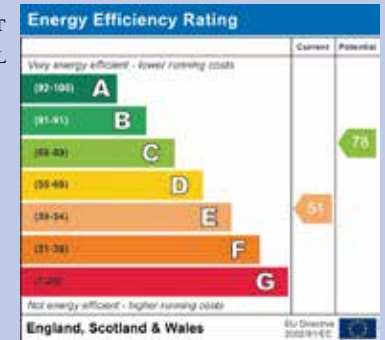




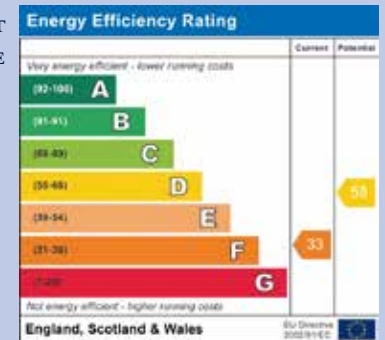
RHONEHURST
HOUSE



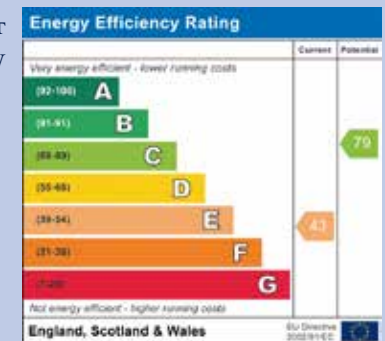
RHONEHURST
HOSTEL



RHONEHURST
COTTAGE



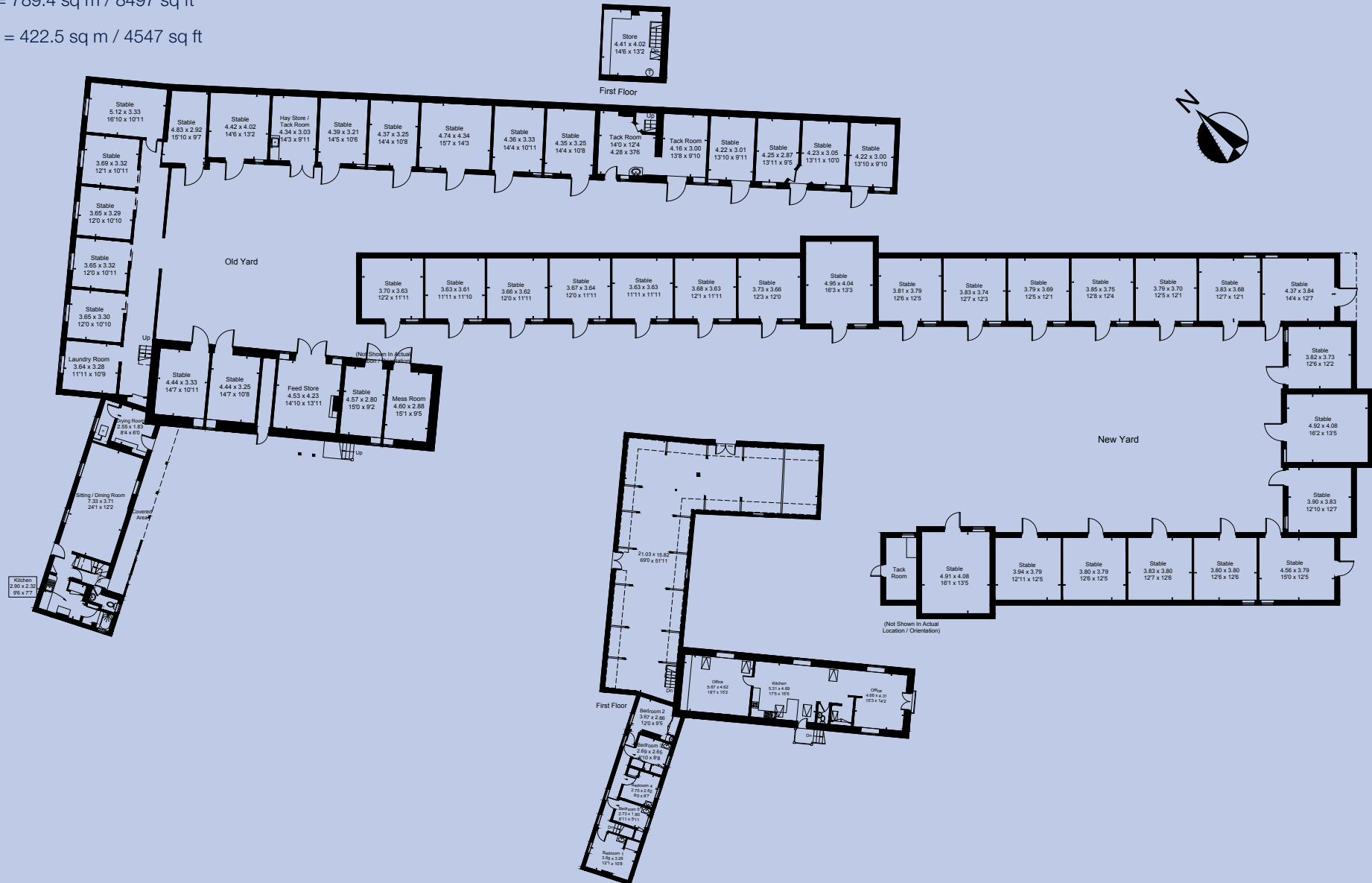
RHONEHURST
BUNGALOW



OUTBUILDINGS

Old Yard = 789.4 sq m / 8497 sq ft

New Yard = 422.5 sq m / 4547 sq ft



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