

Rhonehurst Upper Lambourn





RHONEHURST

Upper Lambourn | Berkshire | RG17 8RG

An attractive family house with an excellent rental income from the renowned adjacent training yard

Lambourn 1 mile, Hungerford 8 miles, Newbury 15 miles, London (Paddington) from 55 minutes, M4 (Junction 14) 7 miles, Heathrow 1 hour.

Rhonehurst House

A large, attractive Family House with 4 Reception rooms • 6/7 Bedrooms
3 Bathrooms • 2 Cloakrooms • 2 Kitchens • large home Office
Established Gardens (including Kitchen Garden) • 4-car Garage

Proximity to excellent independent schools in the Newbury area (Downe House and St. Gabriels) and prep schools (Pinewood 8 miles and St. Hughes, Faringdon 15 miles)

The Training Yard

A 2 bedroom cottage • 2 bedroom cottage • 5 bedroom lads' • Hostel • Offices
66 boxes in three yards • Equine pool • Horse walker • Lunge ring • Forage barn
Paddocks

In all 18.6 acres

Access to Lambourn Gallops



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Rhonehurst House

Reached by a long drive through the paddocks and stables up to a gravel sweep, Rhonehurst is an attractive family house with excellent and versatile accommodation.

The ground floor has a good kitchen/breakfast room with a cellar, pantry, office and utility room. Either side of the front door are the dining room and sitting room with 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 surrounded by herbaceous borders. In the centre of the garden is a free standing brick and timber summer house with a slate roof and a paved terrace to the front. From the garden door of the house is a paved terrace with brick steps to the lawn. The garden is lined by a row of lime trees.

To the side of the drive there is a 4-car garage, with a door to the garden.

Upper Lambourn

Upper Lambourn is one of the most important racehorse training centres in the country centred close to the Jockey Club's renowned downland gallops. The village has many period houses, some of them still part of training yards. Only 8 miles from Junction 14 of the M4, it is surrounded by attractive open countryside and the Lambourn Valley has a real rural industry in the form of its racing yards. Lambourn village is only a short distance away and provides good local amenities including a primary school and a useful range of shops. Hungerford and Newbury with main line trains to London Paddington are approximately 8 and 15 miles respectively.

The Berkshire Downs are renowned for walking and riding. Newbury is the local racecourse, field sports take place widely and there are a number of golf courses in easy reach.

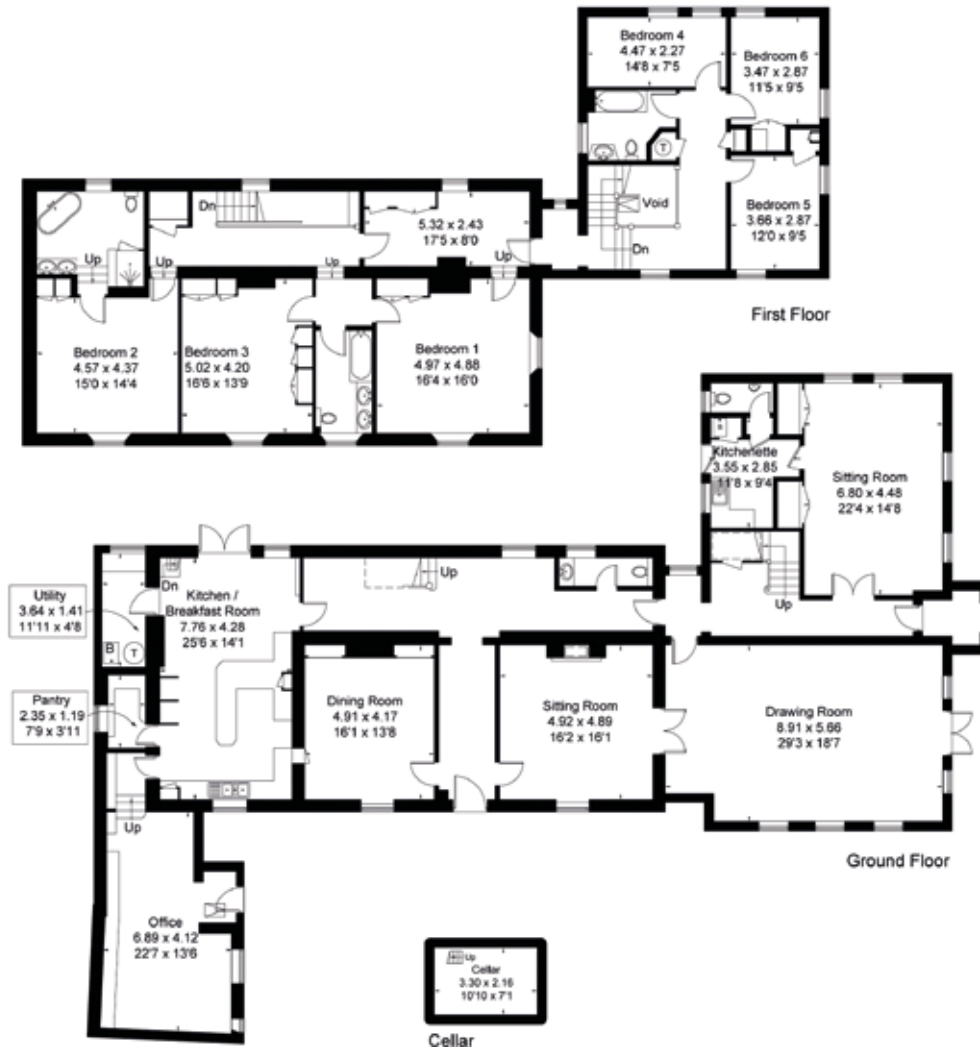


RHONEHURST HOUSE: Floor Plan

Gross Internal Area: 467.4m² / 5,032ft²

Cellar: 7.1m² / 76ft²

Total: 474.5m² / 5,108ft²



NOT TO SCALE

The Training Yard

Rhonehurst is a famous training yard, occupied by tenant Oliver Sherwood since 1984, where he has enjoyed huge success as a National Hunt trainer. Most notably, Sherwood has trained the winner of the 2015 Grand National - among other successes including the Arkle Trophy and Hennessy Gold Cup twice.

Oliver Sherwood has a lease until the end of June 2021. He has expressed a sincere wish to remain at Rhonehurst Stables and to continue renting the training yard.



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 is a range of 11 brick and flint boxes with central clock tower under a slate roof. A tack room sits underneath the clock tower.

At the lower end are:

- 6 cage boxes with front passageway and hay loft over
- A further 3 loose boxes, feed store and mess room



The Office

A smart first floor trainer's office with kitchen area, cloakroom and reception.

Hostel

Brick-built under a tiled roof, this consists 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 parking and horse boxes.



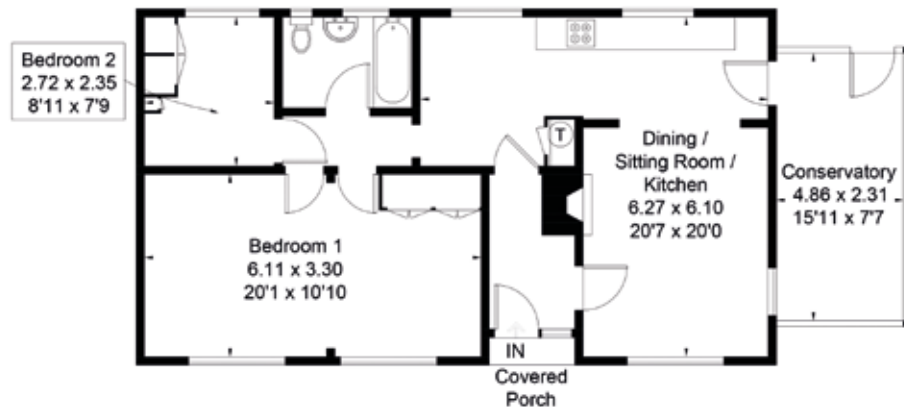
Rhonehurst Bungalow

Timber clad Colt house under a tiled roof with a rear garden bordered by mature privet hedges. This has:

- Porch, Kitchen, Sitting room, 2 Bedrooms and Bathroom

RHONEHURST BUNGALOW: Floor Plan

Gross Internal Area: 80.5m² / 866ft²



NOT TO SCALE

RHONEHURST COTTAGE: Floor Plan

Gross Internal Area: 57.7m² / 621ft²



NOT TO SCALE

Rhonehurst Cottage

Woolaway bungalow with a generous garden to the rear. This has:

- Conservatory, Kitchen open to Sitting room, 2 Bedrooms and bathroom.



The New Yard – 24 loose boxes

An impressive 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.

Lunge ring

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 the Jockey Club Estates Ltd.

(<https://jockeyclubestates.co.uk/lambourn/principal-gallops>) The current rate is £132.90 plus VAT per horse per month.

General

Method of Sale

Vacant possession of Rhonehurst House is available on completion. The trainer's current lease is due for renewal on 30th June 2021.

The cottages are let on separate Assured Shorthold Tenancies.

The property is offered for sale by private treaty.

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. Contact Windsor Clive for access details.

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.

Fixtures and fittings

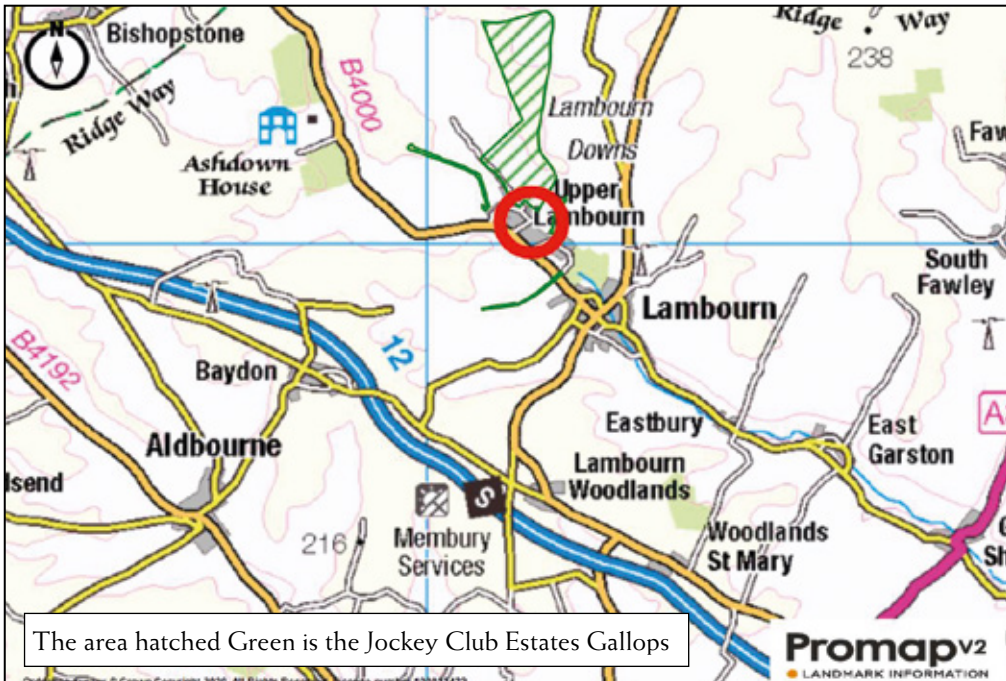
All those items usually regarded as tenant's fixtures and fittings are specifically reserved from the sale, although some may be available to the purchaser if required at valuation. All those remaining on the property at the time of completion will be included in the purchase price.

All fitted carpets and curtains, together with garden ornaments and statuary, are excluded from the sale, but may be available to the purchaser at valuation. The drawing room light fittings have been changed since photos were taken.

Local Authority

West Berkshire Council, 01635 42400. www.westberks.gov.uk





Viewing

Strictly by appointment with the sole agents:

Windsor Clive International. Tel: 01672 521155

Photographs taken: July 2017

Details prepared: September 2020

Council Tax Bands & Business Rates

Council Tax - Band G

Rateable value - £45,000. Payable at 47.9p in the pound for 20/21 (£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 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 the gates to Rhonehurst are at the end on the right.

Important Notice:

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