



WINDMILL FARM

LAMBOURN WOODLANDS





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LAMBOURN WOODLANDS, HUNGERFORD, BERKSHIRE RG17 7BN

M4 (J14) 6 miles, Lambourn 1 mile, Hungerford 8 miles, Newbury 14 miles, Didcot 15 miles

AN IMMACULATE COUNTRY HOUSE WITH RENOWNED EQUESTRIAN FACILITIES

Windmill Farmhouse

3 main reception rooms, kitchen and conservatory. 3 bedrooms and 4 bathrooms; space on the second floor for 3 bedrooms and 2 bathrooms. Office. Well stocked, mature garden and pond.

Stud Buildings

Accommodation barn with 2 flats.

23 boxes, vet room with stocks, storage barn, all weather turnout, covered lunge ring, outdoor school.

Horse walker, water treadmill, salt treatment box and solarium.

15 railed paddocks over chalk downland.

APPROXIMATELY 36.58 ACRES (14.806 HA.)



Balak Estate Office

Ramsbury, Marlborough, Wiltshire SN8 2HG

Tel: +44 (0) 1672 521155

info@windsorclive.co.uk

windsorclive.co.uk

INTRODUCTION

Windmill Farm is arguably one of the most attractive properties in the Lambourn area, and is superb in every way: a recently built house of fine proportions for modern living, with a beautiful garden in a glorious position with far reaching views; a state of the art stable complex, not only designed and maintained to demanding standards but also suitable for a broad range of equine uses, whether commercial or private; and well-drained lime rich paddocks.

LOCATION

A mile from Lambourn – close enough to be able to use the commercial advantages of one of the country's major racing and bloodstock centres, yet far enough to be in glorious isolation. There is a wide variety of gallops around Lambourn and direct access to mile upon mile of downland bridle and by-ways. Lambourn is the base for some of the country's leading equine veterinary practices and farriers.

The Hungerford junction (J14) of the M4 is only 6 miles, and Windmill Farm is within easy reach of London and Heathrow Airport, as well as having a quick route to the west. Trains from Hungerford, Newbury, Swindon and Didcot take under an hour to London Paddington.

There are excellent state and private schools in the area including St Bartholomew's, Marlborough College, St John's, St Gabriel's, Elstree, Cheam, Pinewood and Radley. There are well-rated primary schools in Baydon, Lambourn and Chilton Foliat. Racecourses within an hour and a quarter are Newbury, Cheltenham, Bath, Salisbury, Kempton and Sandown.

RACE RECORD

Windmill Farm has been run as a well known and successful racehorse breeding, boarding and equine rehab business and there is the opportunity to take over part of this thriving operation. From a small group of mares, Fiona Marner Bloodstock has bred, pinhooked and reared 32 group winners of 72 Black Type races including Elbio, Gallic League, Majestic Missile, Rock City, Royal Shakespeare, Silca's Sister and State of Play.

In 2022, Windmill Farm sold the top-priced Tattersalls Book 2 yearling, a colt by Sea the Stars for 800,000gns.

WINDMILL FARM Lambourn Woodlands, Hungerford, Berkshire



WINDMILL FARMHOUSE

The house, built with local sarsen stone in 2013 to exacting standards and great attention to detail, is laid out to take advantage of the views over the downs with the main rooms facing south.

With a porch to the front door, the double-height reception hall, with a drinks' cupboard under the stairs, leads to the west-facing drawing room on the right. The dining room with west facing veranda and the open plan sitting room are straight ahead. The kitchen and attractive conservatory are beautifully designed with a Lacanche range cooker and a large island with integrated appliances. Further down the hallway are the lift, cloakroom, larder and utility room with built-in storage and a sink. Beyond is the back door.

Upstairs, which is accessed by a wide galleried staircase or lift, are three well-proportioned bedroom suites. The main bedroom suite has two bathrooms, each with a dressing room and built-in wardrobes. There are two further double bedrooms, one ensuite, and the other served by a family bathroom with bath and shower.

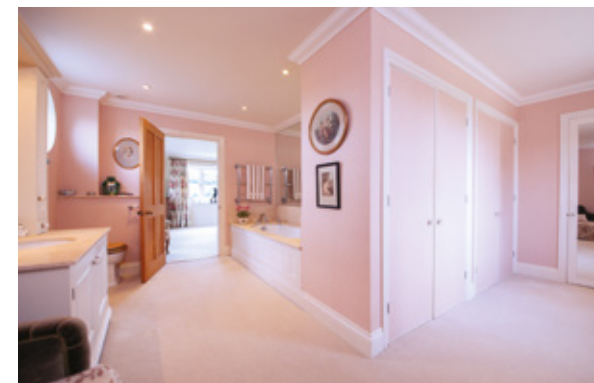
Off the landing is a designated laundry room with a Belfast sink and airing cupboard.

There is a staircase to the second floor, currently used for storage, designed to be fitted out with further bedrooms and bathrooms.

From the back door is the covered parking and storage area linking the house to the office, with a wine store, kitchenette, cloakroom and attic storage.

GARDENS

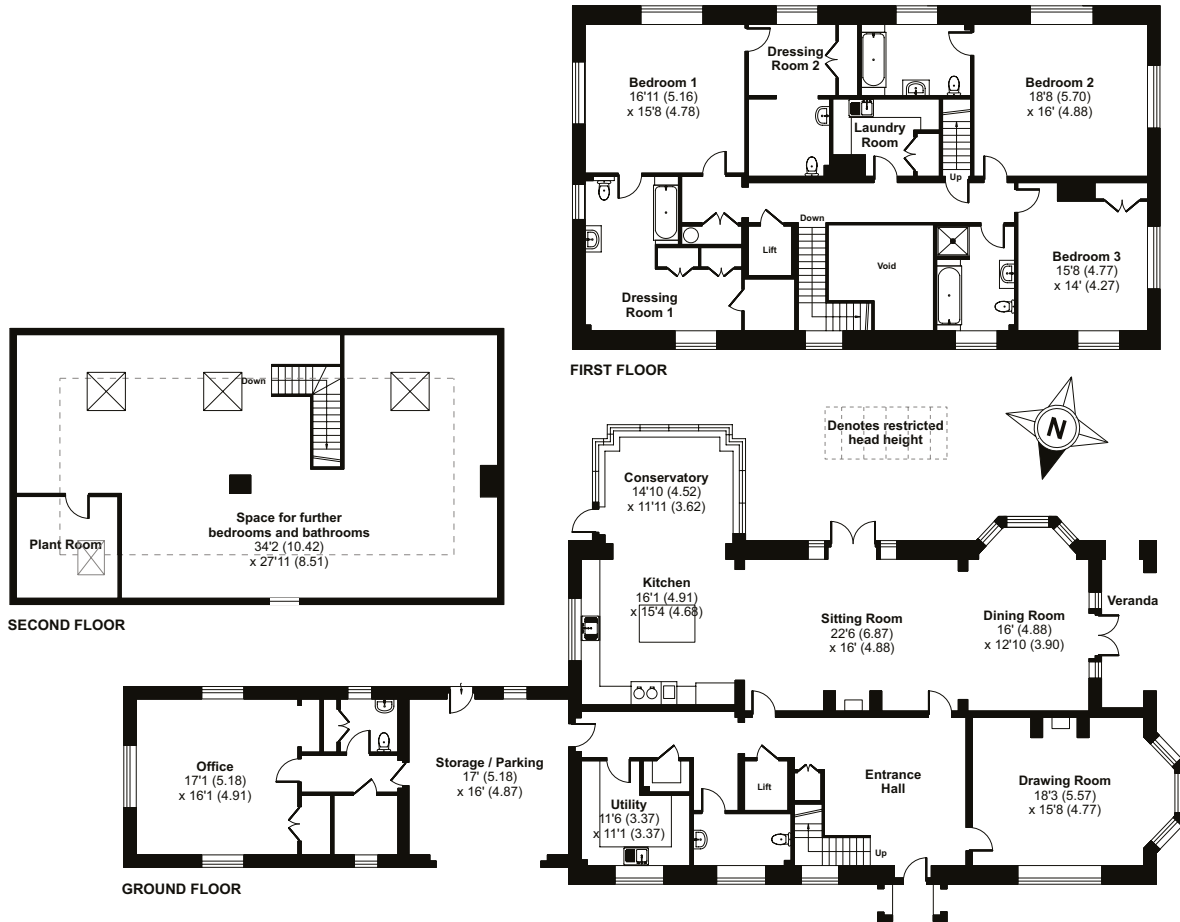
The planting of trees and shrubs has been carefully thought out to take the best advantage of the outstanding views over the Wessex Downs, Lambourn and beyond. Features of the garden include a pond and Belvedere overlooking the surrounding paddocks.



FLOORPLANS

Approximate Area = 4391 sq ft / 407.9 sq m (excludes carport and void)
 Limited Use Area(s) second floor = 1015 sq ft / 94.2 sq m
 Office / Storage / Parking = 468 sq ft / 43.4 sq m
 Total = 5874 sq ft / 545.5 sq m

For identification only - Not to scale





ACCOMMODATION BARN

Across the courtyard from the house is the staff barn, divided into two flats. The ground floor flat has a utility room, kitchen/sitting room, bedroom and bathroom. The first-floor flat has a sitting room, kitchen, two bedrooms, and bathroom, with a utility room, wc and shower room. The tack room is also on the ground floor.

THE STABLE YARDS

The yards are currently used as a successful stud farm and racehorse rehabilitation centre. Meticulously designed, there are two very fine stable barns built with brick plinths, a steel frame, timber cladding, tiled roofs with glazed ridge vents for exceptional light and ventilation, and one is fitted with solar panels. Each barn has 10 large stables fitted with rubber floor matting, mangers and automatic water bowls. Between the barns is the foaling unit with two large boxes and a sitting-up room.

To the rear of the south facing U-shaped yard is a utility barn for hay and straw storage, with a turnout area, vet room with stocks, solarium, salt treatment/quarantine box, feedstore, rug storage and wash room, potting shed and metal lockup container for implements.

Beyond the Utility barn and second stable barn are:

- Six-bay horse walker and covered lunge ring.
- All weather turnout and outdoor school, 25m x 36m with Martin Collins surfaces.
- Water treadmill, housed in a purpose-built barn. The state of the art treadmill is not included in the sale but is available by separate negotiation should a purchaser wish to rehabilitate and exercise horses.
- Mobile home for staff.

LAND AND PADDOCKS

Totalling 36 acres, the land is divided into 15 paddocks ranging in size from half an acre to 5 acres. Gently sloping over chalk, it is the ideal environment for horses. The pasture has been meticulously maintained by the current owner.



GENERAL REMARKS

Method of Sale: Windmill Farm is offered for sale by private treaty with vacant possession on completion.

Services: Mains electricity, gas and private water from a borehole supply with mains back up. Drainage to a septic tank. Underfloor heating and solar panels on one stable barn.

Planning and Occupancy: Planning approval granted in 2012 (12/02172/FULMAJ) states that "the holding known as Windmill Farm shall be used as one unit in conjunction with the racehorse industry. No part of the site shall be used as separate residential, B8 use or B1 office, sold/leased/rented or used as a separate unit or commercial yard, and no separate curtilage shall be created."

Plans have also been prepared for an additional barn with 8 boxes, a log cabin, plus a tractor and implement shed, although no planning application has been submitted.

Local Authority: West Berkshire Council <https://www.westberks.gov.uk/>

Business Rates: The rateable value is £10,500. This is below the current threshold for the payment of rates.

Property	Council Tax Band	EPC Band
Windmill Farmhouse	H	B
Barn Flat	A	B
Mobile Home	A	Exempt

Boundaries, Plans, Areas, Schedules and Disputes: The Boundaries are based on the Ordnance Survey and are for reference only. The Purchaser will be deemed to have full knowledge of the boundaries and any error or mistake shall not annul the sale or entitle any party to compensation thereof. Should any dispute arise as to the boundaries, or any points arise on the general remarks and stipulations, particulars, schedules, or plan on the interpretation of any of them, such questions shall be referred to the selling agents whose decisions act as an expert shall be final.

VAT: Any price guide given or discussed is exclusive of VAT. In the event that the sale of the property or any part thereof or any right attached to it becomes a chargeable supply for the purpose of VAT, such tax will be payable in addition.

Easements, Covenants, Rights of Way and Restrictions: The property is sold subject to or with the benefit of, all existing wayleaves, easements, quasi-easements, rights of way, covenants, and restrictions, whether mentioned in the particulars or not. A footpath crosses the corner of the southwest paddock.

Land Based Schemes and Designations: The property is registered to receive Rural Payment Agency basic payments. The vendors will use their reasonable endeavours to transfer the Basic Payment Scheme entitlements to the purchaser. The current year's entitlements are reserved for the vendor. The farm is located within the North Wessex Downs AONB.

Fixtures and Fittings: The fixtures, fittings and equipment are available to purchase at valuation; however, they are not included in the sale of the property.

Viewing: Strictly by appointment with the Agents. Note that care must be taken when viewing in the proximity of horses.

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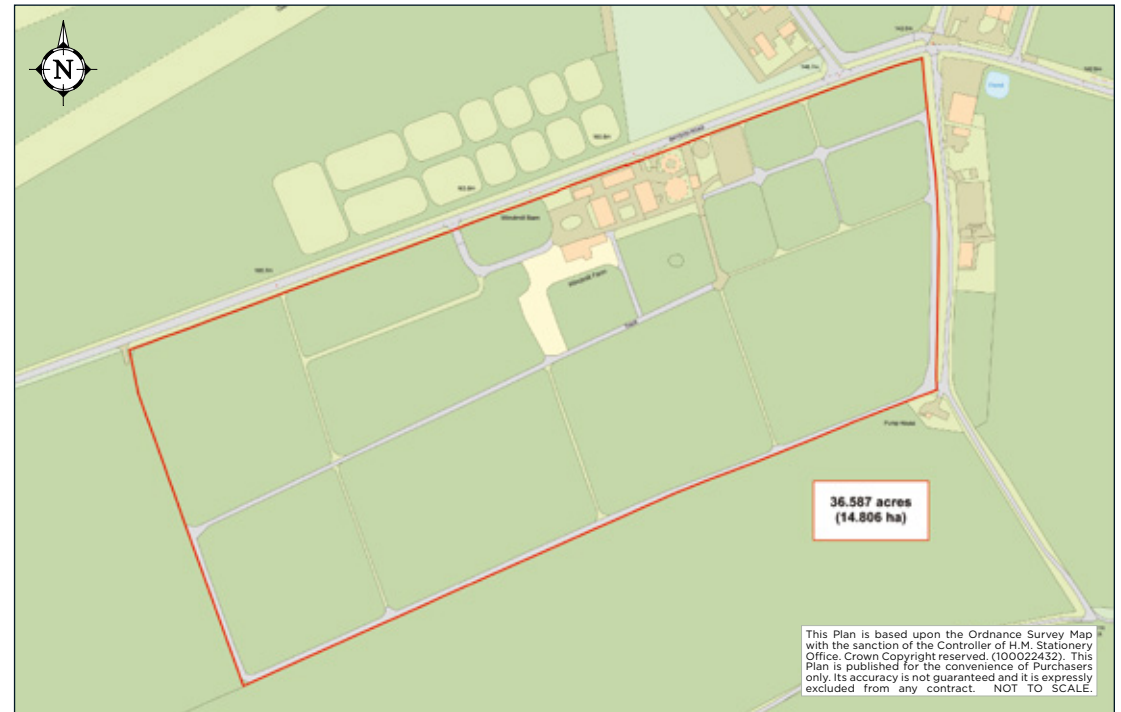
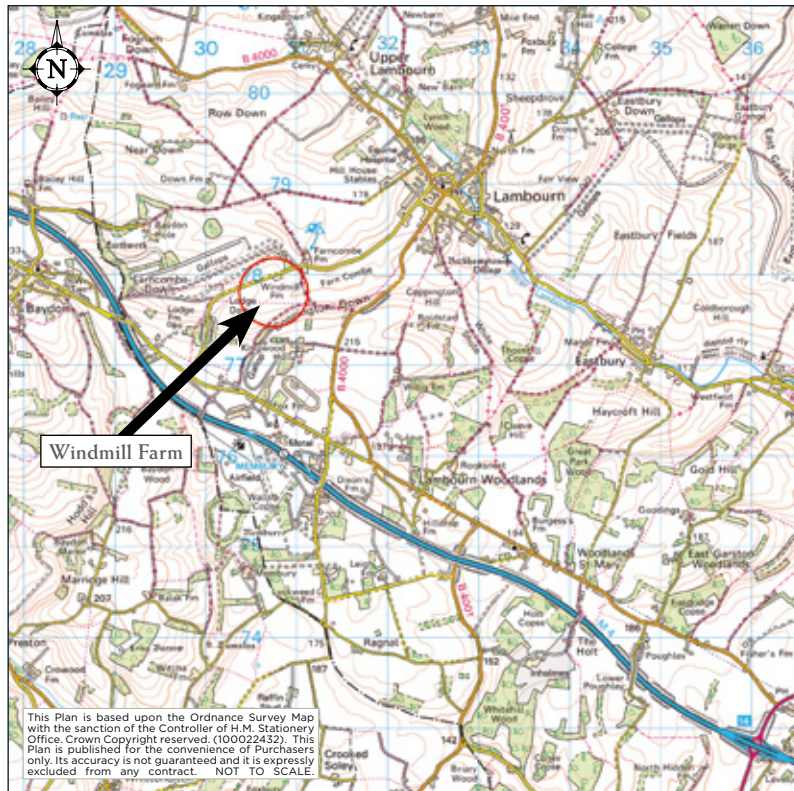


DIRECTIONS

From the M4 (J14) take the A338 towards Wantage then the first left (B4000) signposted to Baydon and Lambourn, passing The Pheasant Inn. After 4 $\frac{3}{4}$ miles, beyond the junction signposted for Lambourn and Membury, turn right onto the Baydon Road towards Lambourn. Windmill Farm is one mile and the first property on the right.

Postcode: RG17 7BN

What3Words: ///explored.unfocused.slot





Important Notice

Windsor Clive International Ltd give notice to anyone who may read these Particulars as follows:

1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property but do not constitute part of an offer or contract.
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3. Any reference to alteration to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending purchaser.
4. The plan included with these particulars is for identification purposes only and is based on the Ordnance Survey and the Land Registry. Where revisions have been made by the Agents a full land survey has not been carried out, consequently where enclosures have been divided or altered, the position of the new boundaries together with the plotting of any new or altered building and any other information, whilst believed to be basically correct, are indicative only.

Particulars prepared July 2023. Photographs taken 2022 and 2023

