

Fawley House Stud

Wantage, Oxfordshire







A well known 165 acre stud farm high on the Lambourn Downs

Wantage 5 miles, Hungerford 10 miles, Newbury 12 miles, Didcot 15 miles, London 70 miles

(All distances are approximate)

Summary

Fawley House

Secondary house and flat

52 boxes

Excellent stud farm facilities

Indoor school | Canter and gallop

About 150 acres of mature, well hedged and railed paddocks over chalk

For sale as a whole or in two lots

Lot 1: Fawley House Stud with 123 acres

Lot 2: 42 acres of paddocks



Situation

Fawley House Stud is superbly placed on the border of Berkshire and Oxfordshire, an area which generally has quick access to London and Heathrow via the M4. Beautifully sited, there are lovely views over the Downs in an area well away from main roads and road noise. The riding from the stud farm is unrivalled along bridleways which link up to the Ridgeway. The area is renowned in the equine world – the racing centre of Lambourn is nearby, both Wantage and Newbury are in easy reach, and trains to London are from Newbury and Didcot, from which fast trains take under 45 minutes.

History

Fawley House Stud has been a stud farm for many years. It has been in the hands of the current owners since 2003 and has been run as a breaking and rehabilitation stud for the owners' own horses and some private clients. Before then, it was set up by the Muir family in the 1950s, and then owned by John Deer, who stood Averti, and other stallions at the farm. The current owners converted the barn to the house, built the indoor school and installed the gallop – this is a truly versatile operation.





Fawley House and The Old Granary

Fawley House

A remarkable 10 bay timber framed barn under a tiled roof, with extensive open plan reception areas designed for entertaining, 5 bedrooms and 4 bathrooms. Gardens with wonderful views over the Downs.

The Old Granary

A timber clad secondary house with 3 reception rooms, 4 bedrooms and 2 bathrooms

The Granary Flat

A reception room, 2 bedrooms and a bathroom





LOT 1 - FAWLEY HOUSE

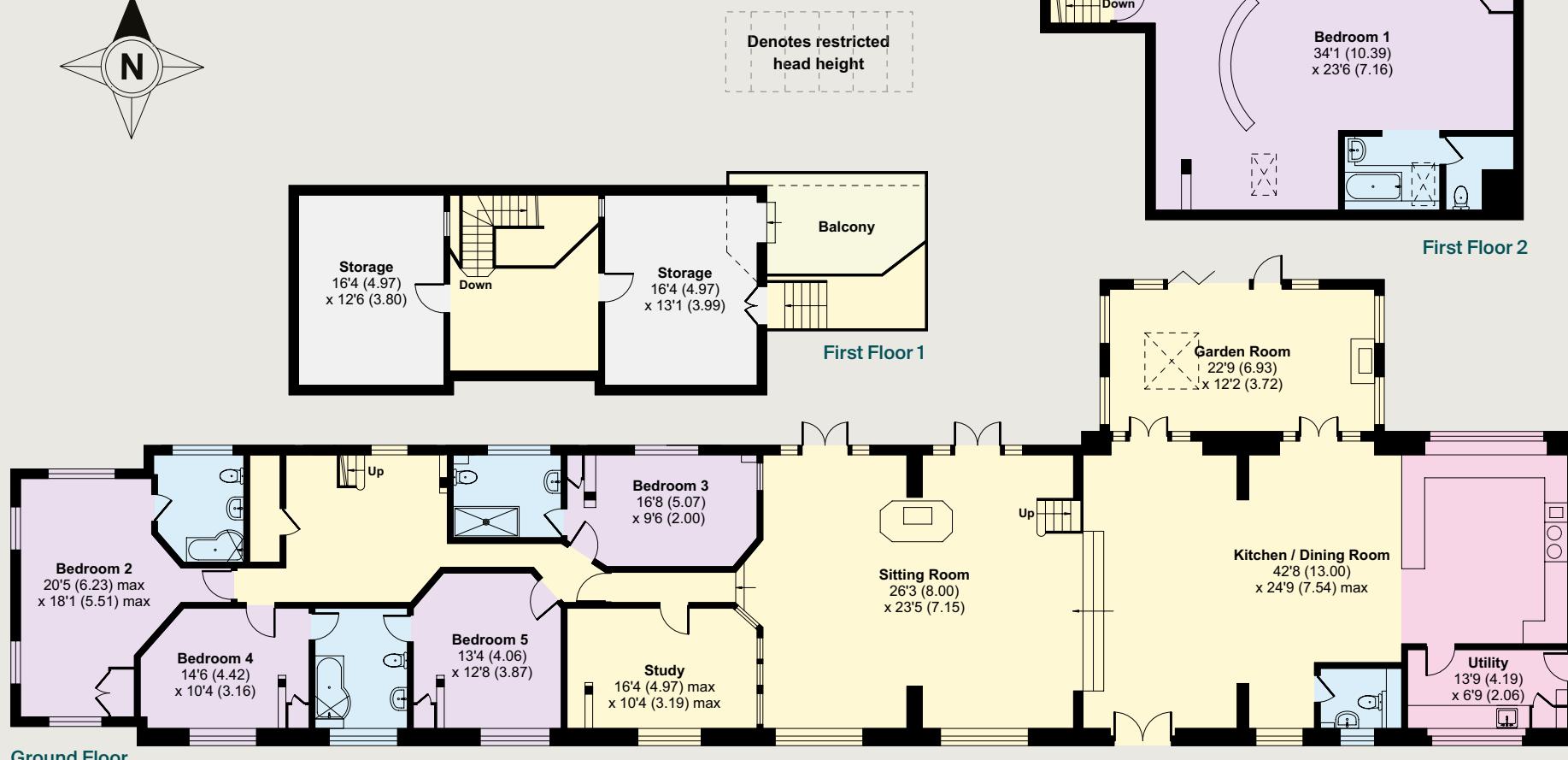
Approximate Gross Internal Floor Area

= 4775 sq ft / 443.6 sq m

Limited Use Area(s) = 16 sq ft / 1.4 sq m

Total = 4791 sq ft / 444 sq m

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

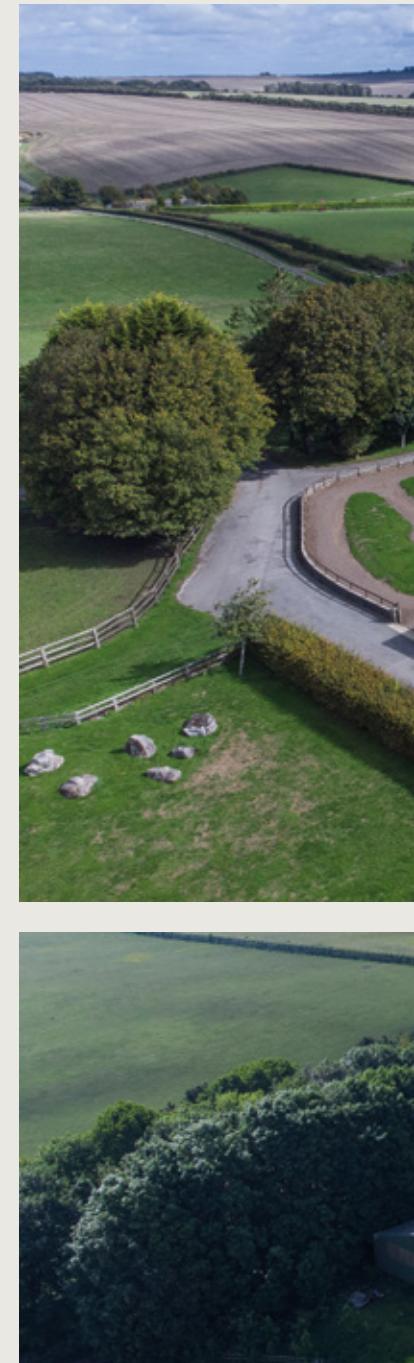
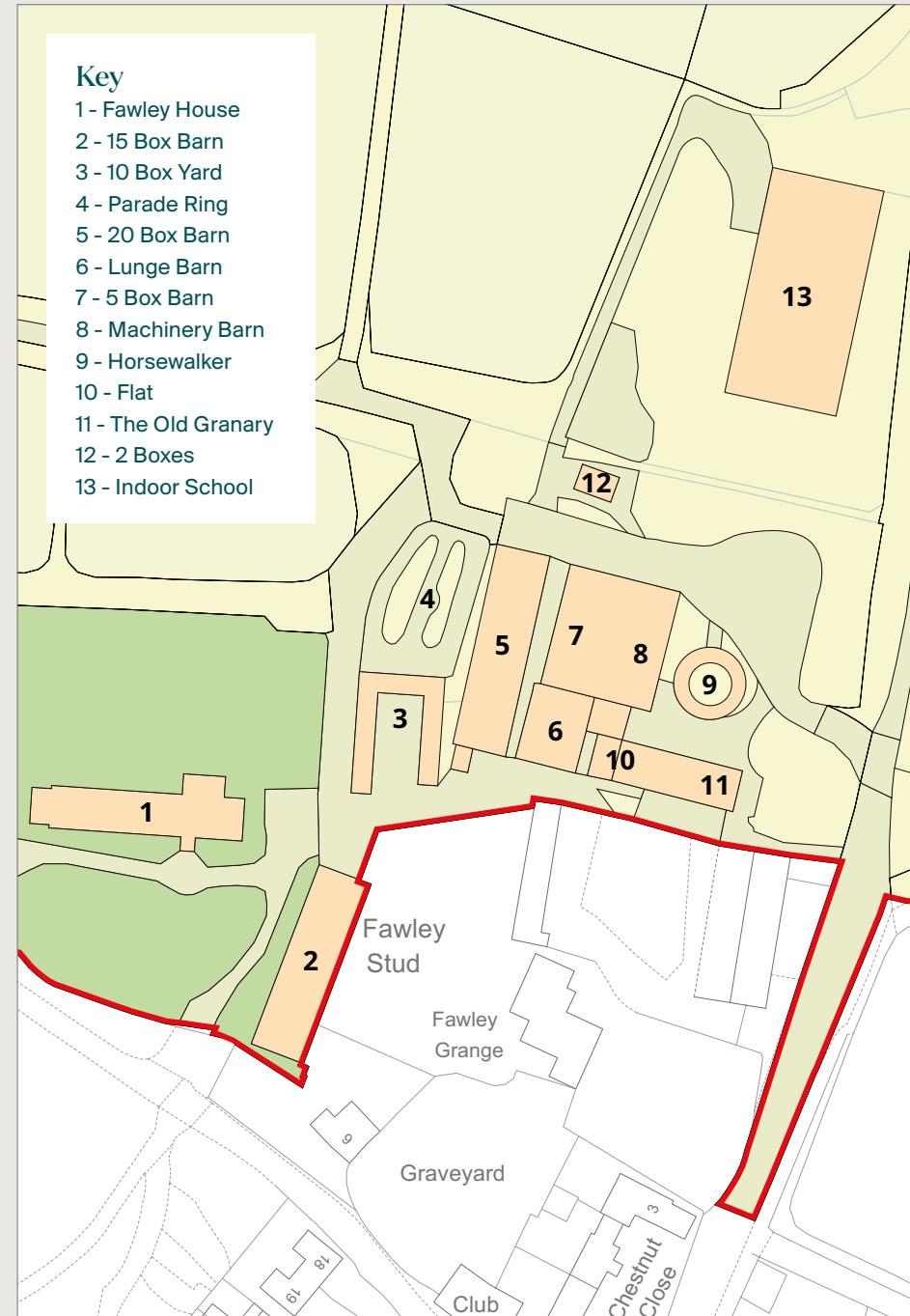


The Granary Flat



The Stud Buildings

- 52 boxes (refer to numbers in building plan)
- A 15 box barn (2) – A timber clad barn with 15 boxes, tack room and workshop.
- A 10 box yard (3) of timber boxes with an arch leading to the parade ring (4), laundry room & WC, rug room and staff canteen.
- A 20 box barn (5) - Timber clad with 20 boxes and barrow shed.
 - Lunge barn /Covering shed (6)
- Storage barn (7) with 5 boxes and tack room, chalk floor, water, electrics.
- Machinery barn (8) with lean to on one side.
- Horse Walker (9) with 6 bays and loading bay.
 - Two stand alone isolation boxes (12).
- Indoor School (13) Approx 44m x 22m with a sand and rubber surface.







Land

The attractive paddocks are in a shallow valley on rolling downland with some mature hedges for shelter. Over chalk, at an elevation of between 500ft and 690 ft above sea level, they are free draining. Close to the buildings are seven nursery paddocks and in all there are 18 paddocks of varying sizes.

Woodland – At the top of the farm is a wide belt of woodland amounting to about 5.9 acres, this is a useful schooling area.

Lot 1: includes all the stud buildings and 15 well hedged paddocks all to the west of the lane. 123.53 acres (49.99 ha).

Lot 2: 3 large paddocks and a shelter belt to the east of the lane.
41.78 acres (16.90 ha)





General Remarks

Method of Sale: For sale as a whole or in two lots by private treaty.

Stud Farm name: The purchasers may take over the stud farm name.

Services: Mains electricity, with generator back up. Mains water.

There is a separate water meter for Lot 2.

Mains drainage for Fawley House and septic tank draining for The Old Granary and Flat

Under floor heating in part of Fawley House.

If lotted, services for Lot 2 will be submetered.

Planning and occupancy: Fawley House is not listed. It was converted to residential following planning approval reference 02/01969 and later amendments. There is no occupancy restriction.

Old Granary Cottage and flat were built following planning approval reference 06/02443. The occupants should be employed at Fawley House Stud.

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

Property	Council Tax Band	EPC Band
Fawley House	G	D
Old Granary	E	C
Granary Flat	A	C

Business Rates: The Rateable Value is £32,000

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. The agents are not aware of an option to tax.

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. The privately owned road to the east of the Old Granary is subject to a right of way in favour of the adjoining North Farm Stud.

Land Based Schemes and Designations: The farm is located within the North Wessex Downs AONB. Apply to the agents for details of the Countryside Stewardship Scheme. The property is in a Nitrate Vulnerable Zone.

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

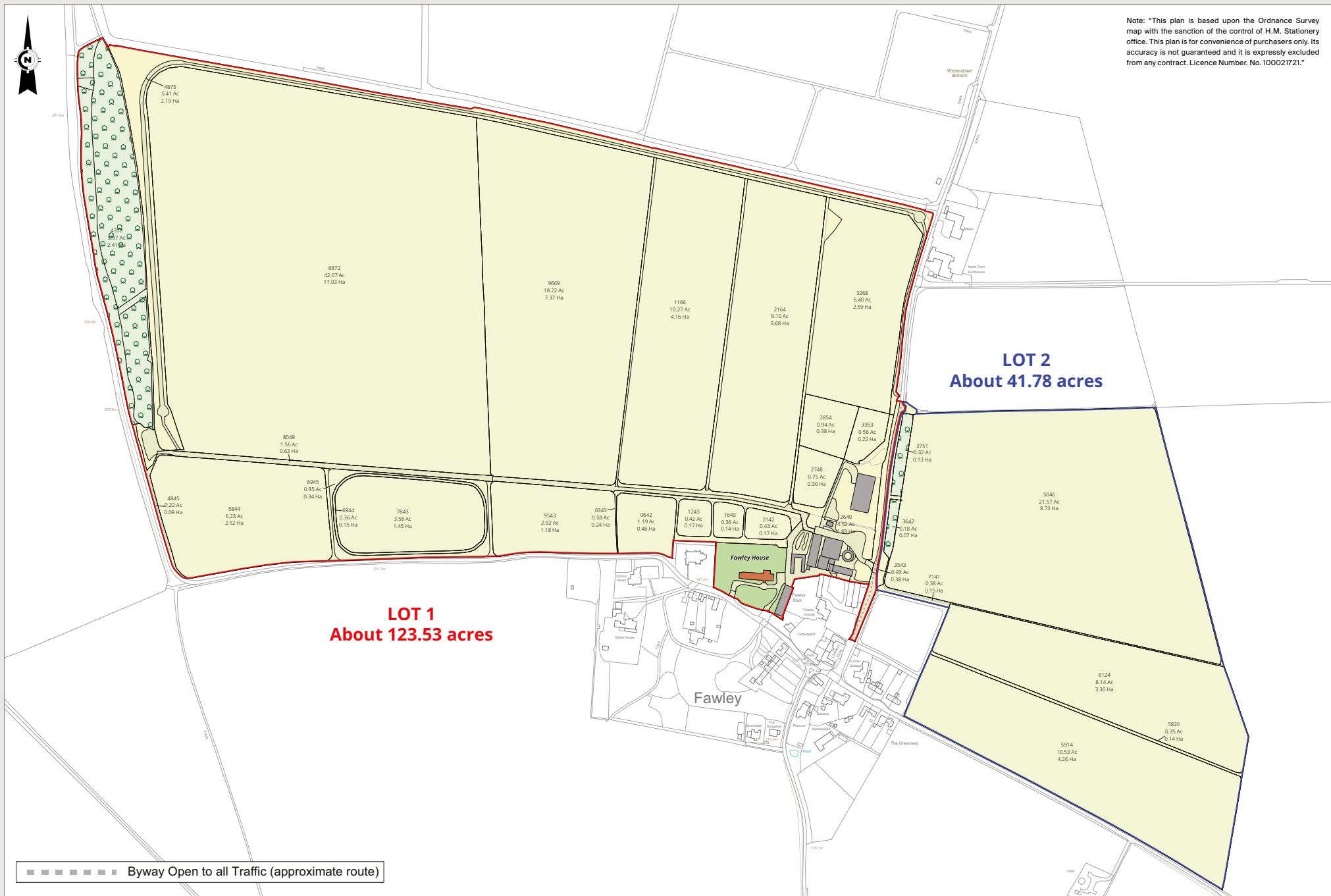
Viewing: Strictly by appointment with the Agents. Note that care must be taken when viewing in the proximity of horses.

Directions

From the M4 (J14) take the A338 towards Wantage, go through Great Shefford and continue for 4½ miles, passing the turns to South Fawley and take the left turn to Fawley. Go up the hill to Fawley and just before Fawley church take the wrought iron gates on the right into Fawley House.

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What3Words: ///lasts.tracking.myths



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