

OAK TREE STABLES

Russley Park, Baydon, SN8 2JY



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*Swindon 6 miles • Marlborough 12 miles • Hungerford 12 miles
Lambourn 6 miles • Newbury 12 miles*

Russley Park, Baydon, Wiltshire, SN8 2JY

A functional 3 bedroom house with a 20 box barn, horse walker, lunge ring,
around 7 acres of paddocks, canter track and excellent hacking.

In all around 7.84 acres (3.17 ha.) in total.



Windsor Clive International

Balak Estate Office, Ramsbury, Marlborough, Wiltshire, SN8 2HG

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Introduction

Oak Tree Stables is perfectly suited for the preparation of racehorses or for the training of competition horses. The property is in an Area of Outstanding Natural Beauty, on the Lambourn Downs with traffic free byways and bridleways.

Russley Park is a former isolated training yard which has become a hamlet of about a dozen houses, all in the middle of the downs.



House

Ground Floor

Built in 2002 the house is well presented with tiled floor to hall, study, bedroom and bathroom ensuite; with bath, shower unit, basin and WC. Kitchen with wall and floor units, dish washer point electric cooker point. Utility room with back door. WC. Sitting Room with wood burning stove and French windows opening into the garden.

First Floor

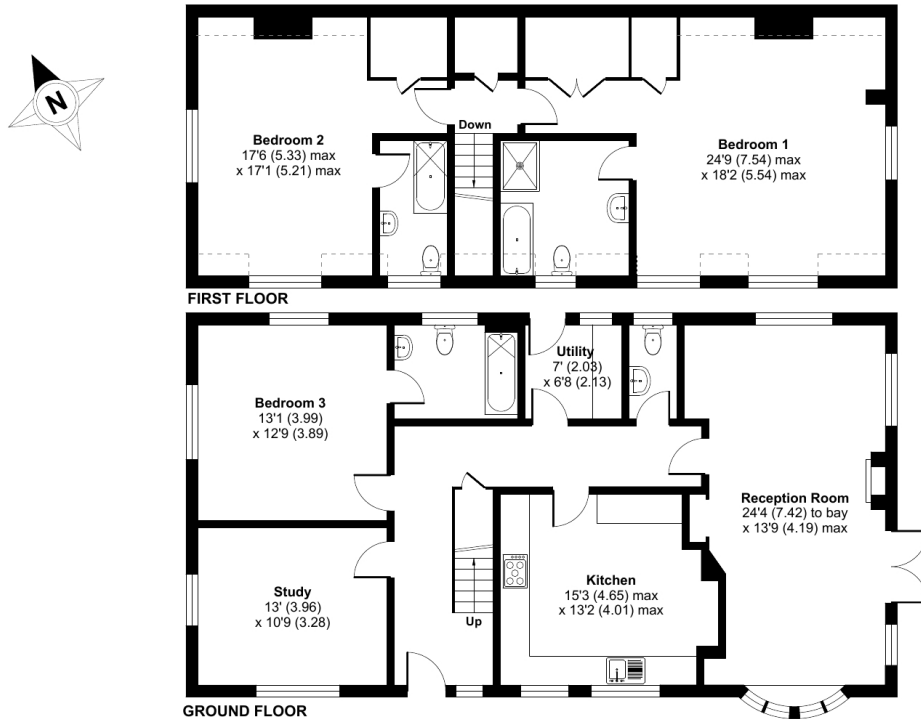
Landing with airing cupboard, bedroom with bathroom ensuite, with bath and shower unit, basin, WC and hanging cupboard. Main bedroom with hanging cupboards, bathroom ensuite with bath and shower attachment WC and basin.

Double Garage with ample room for storage and an attractive garden with lawns, pretty borders and a terrace.



FLOOR PLAN (Not to Scale)

Around 1,969 ft.² (183 m²)



Oak Tree Stables

Oak Tree Stables has 20 Loose Boxes, Tack and Feed Room, Additional Hay/Straw Storage. The boxes are within an American Barn style building, they are approximately 12" X 12". The barn also houses feed and tack rooms. The barn is made up of two ranges of rendered concrete block under pitched tiled roofs linked by a covered central passageway.

Additional Facilities

There is a Monarch Covered 5 Horse Walker and a Lunge Ring with Martin Collins sand and rubber surface, adjacent to the stables. In addition to this there is a timber store for bedding and hay. 50 yards from the house are paddocks totalling about 7 acres. Part of one paddock contains a canter of around 2 furlongs with a Martin Collins all-weather surface.

General Remarks

Services: Mains electricity is connected to the property. Water is from the private system serving all properties at Russley Park. There is septic tank drainage and oil fired central heating with a Grant Vortex Pro Boiler.

Tenure and Possession: The Property will be offered freehold with vacant possession on completion.

Energy Performance Certificate: Band D

Local Authority: Swindon Borough Council 01793 445500

Council Tax: The house is assessed for Council Tax purposes at Band F. Amount payable for 2024 is **£3,016.84**

Business Rates: The rateable value of the stable yard is £12,000. This is below the minimum threshold for business rates to be payable.

Registered Title: Title Number WT260474. Part of the property hatched blue on the site plan and buildings detail plan is not within the registered title, however it has been enclosed since 2007 with the Vendor having exclusive possession for the period.

Fixtures and Fittings: Those items mentioned in these particulars are included in the sale. All others such as garden statuary and pot plants are excluded. However certain items may be taken over by separate negotiation.

Access: The area hatched brown on the site plan is subject to a right of way in favour of the adjoining houses.

Planning: The occupation of the house shall be limited to a person employed, or lastly employed, in the horse training stables operating from Russley Park (including any dependents of such a person residing with him or her), or a widow or widower of such a person.

Boundaries, Easements and Rights of Way: The property is sold subject to all rights of way, and other easements or wayleaves whether mentioned in these particulars or not.

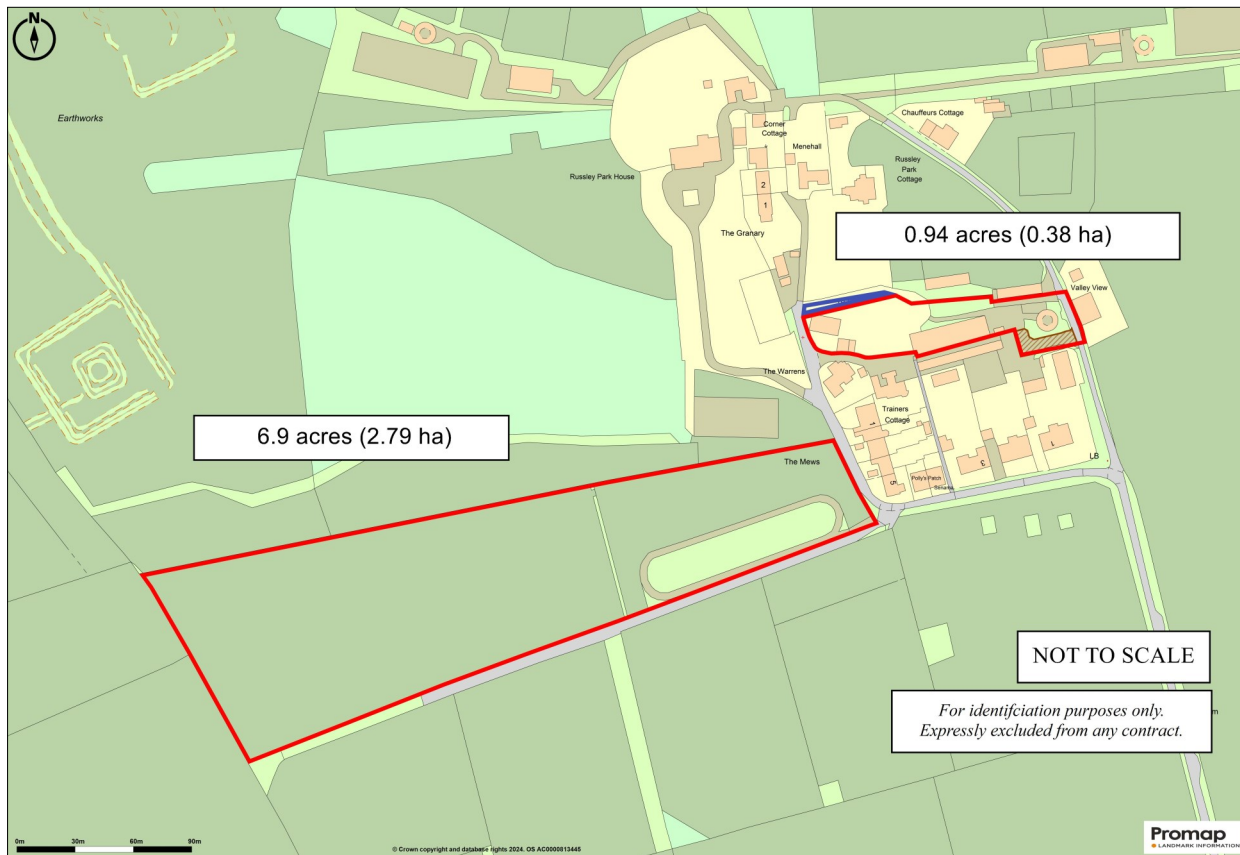
Viewing: All viewings will be strictly through the agent:

Windsor Clive International T: **01672521155** E: **info@windsorclive.co.uk**

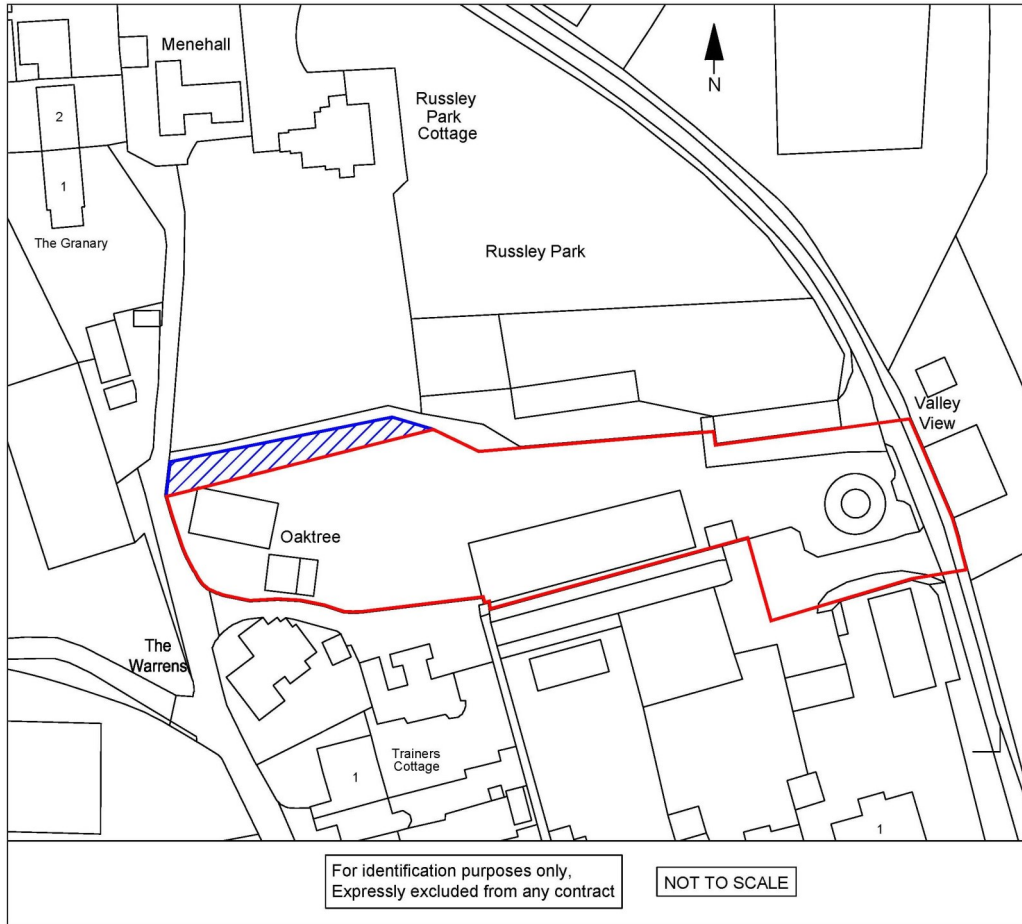
VAT: in the event that Value Added Tax is or becomes payable in respect of the property or assets sold the Purchaser(s) in addition to the consideration will pay to the Vendor the full amount of such Value Added Tax.

Photographs Taken: May/June 2024.

Site Plan



Buildings Detail Plan:





Directions:

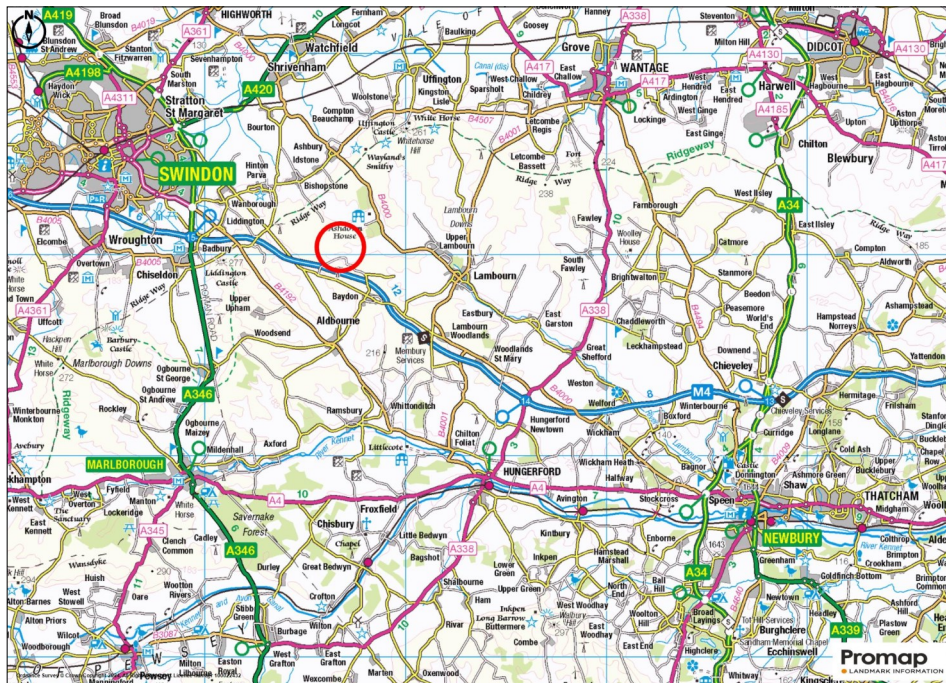
From the M4, Junction 14, take the A338 Wantage road, turn immediately left on the B4000 to Baydon. After 9 miles take the right hand turn over the motorway bridge after ¾ of a mile turn left, go straight up the road leaving the houses on the left and the entrance to the stables is on the left by the horse walker.

Post Code: SN8 2JY



What3Words <https://w3w.co/inhales.armrests.polo>

Location Plan:



IMPORTANT NOTICE

Windsor Clive International 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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4. The plan included with these particulars is for identification purposes only and is based on the Ordnance Survey. 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.



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