

KINGSDOWN HOUSE



WINDSOR CLIVE
INTERNATIONAL

KINGSDOWN HOUSE

Upper Lambourn, Berkshire

Upper Lambourn's flagship house

M4 (J14) 7 miles - Newbury 15 miles - London 70 miles - Heathrow 57 miles

Kingsdown House

4 reception rooms, 8 bedrooms, and 2 bedroom staff flat, gardens, 11 stables, paddocks and parkland.

33.46 acres (13.54 ha).



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Kingsdown—an introduction

Kingsdown House is a substantial house at the heart of Upper Lambourn in a fine, yet private position in the Lambourn Downs overlooking a most attractive training yard. Kingsdown will suit those who would like an extremely fine house and garden, with its own stables and paddocks on the edge of a village which is a hive of

Situation:

Kingsdown House is at the edge of the famous racing village of Upper Lambourn. Lambourn is renowned as one of Britain's prime racing centres, in beautiful country within easy reach of London.

The house is well separated from the training yard, and indeed it was in different ownership during the 1980s and 1990s. It sits in a prominent yet sheltered position overlooking Upper Lambourn to the downs

The M4 Junction 14 lies 6 miles away providing an easy route to London and Heathrow Airport. Mainline railway stations are found at Hungerford (11 miles) and Didcot Parkway (19 miles), both of which provide a service in under an hour to London Paddington.

Upper Lambourn, with its training establishments is surrounded by 600 acres of superb downland gallops and schooling facilities managed by Jockey Club Estates. Local amenities are in neighbouring Lambourn, including convenience stores, public houses, and primary schools as well as specialist equine veterinary centres and tack shops to cater for the racing industry. Further afield, Hungerford, Wantage and Newbury provide more comprehensive services including a wide range of shops, hotels, and supermarkets.

Sporting opportunities in the area are first class, with racing at Newbury, Windsor, Ascot and Cheltenham, as well as a number of local golf courses. There are numerous partridge and pheasant shoots in downs in the vicinity of Lambourn. There is quality fishing nearby on the Lambourn and the Kennet.

There are some highly regarded state and independent schools in the area including, Pinewood, Cheam, St Gabriel's and St Bartholomew's.



Kingsdown House and 33.46 acres

Kingsdown House

Kingsdown House is one of the finest houses in Lambourn, approached through electric gates up a tree-lined gravel avenue. The house is not listed.

The ground floor has a main entrance hall and three good south facing reception rooms: the drawing room, study and dining room. To one side of the hall are the sitting room, family kitchen and laundry room, with a secondary staircase by the back door. There is internal access to the adjoining garage area. The kitchen is fitted with an oil-fired Aga and the informal dining area overlooks the gardens.

The south facing drawing room has French doors leading to the garden, with the dining room and study to either side.

On the first floor are six main bedrooms, four bathrooms and a study. The master bedroom, with views to the south and west, has a dressing room and large ensuite bathroom. The second floor has two further bedrooms and a bathroom; as well as a two-bedroom, one bathroom, staff flat with its own sitting room, kitchen, back staircase and access.

The cellar, with stairs from the hall, has 4 rooms, including the boiler room and the air conditioned wine cellar.

By the back door is a double garage, car port, 4 stores and a WC. This service yard and the House Stable Yard are accessed by the back drive the lower part of which is right of way for the use of the house.

Gardens

The south facing gardens have been meticulously maintained and include a large fish pond and stone arbour with seating area. There are a numbers of beds and hedged compartments, emphasising the seclusion and privacy. Beyond the gardens is a pitch and putt golf course with 5 tees and greens. The tennis court, protected by a high yew hedge has a superb clay surface with irrigation facilities. Near the front gate is a vegetable garden with greenhouse.

Paddocks and Parkland

To the north are three fenced paddocks totalling 12.21 acres (4.94 ha). These are well railed, with a field shelter and hardstanding at the south western corner. Beyond is a mature shelter belt of deciduous trees, protecting the paddocks from the north wind.

To the west of the gardens are 12.8 acres (5.21 ha) acres of parkland.

The House Yard

Near the house, is the house stable yard of 11 boxes and a tack room. This is an attractive U shaped yard of brick under a tiled roof with a central lawned area. These stables and the grazing are currently let to the tenant of the training yard under separate agreements which can be terminated on 3 months notice. Details are available from the agents.

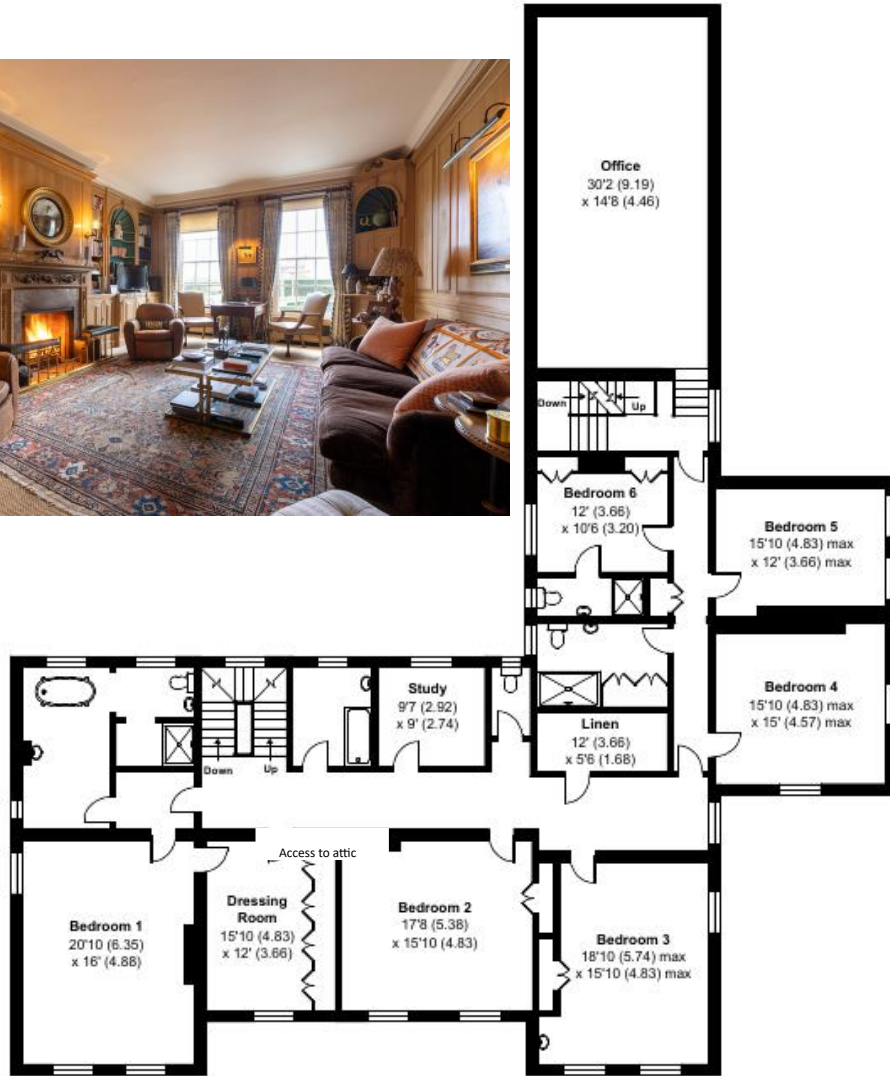


Kingsdown House

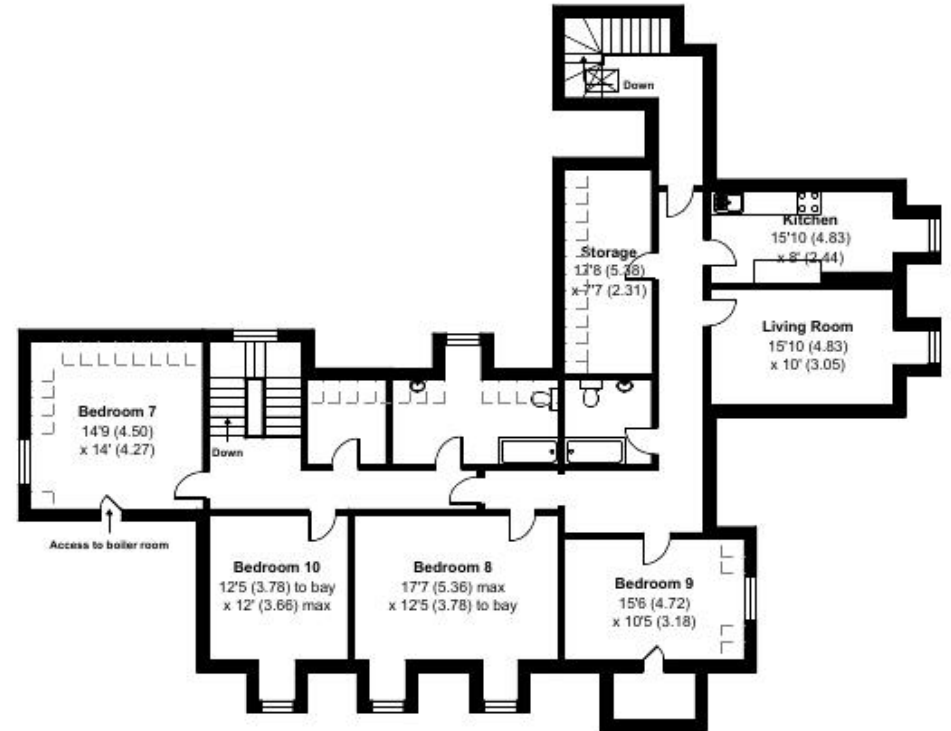
Approximate Area = 11247 sq ft / 1044.8 sq m
 (includes garage & excludes car port)
 Limited Use Area(s) = 122 sq ft / 11.3 sq m
 Outbuilding = 510 sq ft / 47.3 sq m
 Total = 11879 sq ft / 110.3.5 sq m

For identification only - Not to scale





FIRST FLOOR



SECOND FLOOR

GENERAL REMARKS

Method of sale: Kingsdown House is being offered for sale by private treaty.

Tenure and possession: Kingsdown House is held freehold, and is available with vacant possession upon completion, with the paddocks, schooling ground and stables in the House Yard available on the expiry of the relevant notices.

VAT: There is an option to tax over part of the land. Purchasers may wish to purchase these areas through a VAT registered entity to enable a reclaim of the VAT which needs to be charged on the affected property. Details are available from the agents.

Planning: The House Stable Yard cannot be sold separately from Kingsdown House. Kingsdown House is not listed.

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

Council Tax: Band H

EPC Rating: D

Heating: Oil Central Heating -

Business Rates: The stables are rated jointly with a neighbouring property occupied by the tenant. A breakdown of business rates is available from the Agent.



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, plan on the interpretation of any of them, such questions shall be referred to the selling agents whose decisions acting as an expert shall be final.

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. There are no public rights of way crossing any part of the property.

Land Based Schemes and Designations: The land is in a nitrate vulnerable zone.

Fixtures and fittings: Some items of garden equipment may be available to purchase at a reasonable valuation; however, they are not necessarily included in the sale of the property.

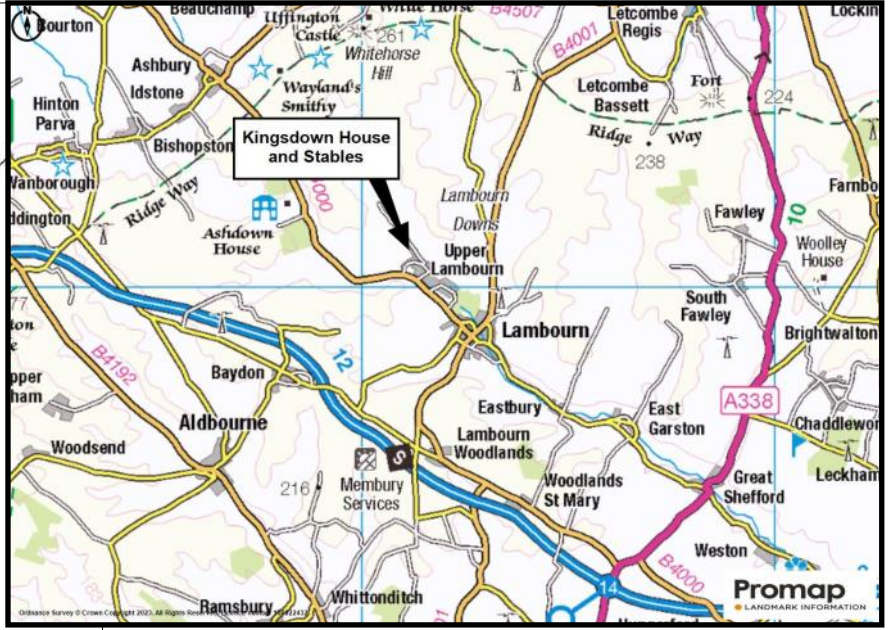
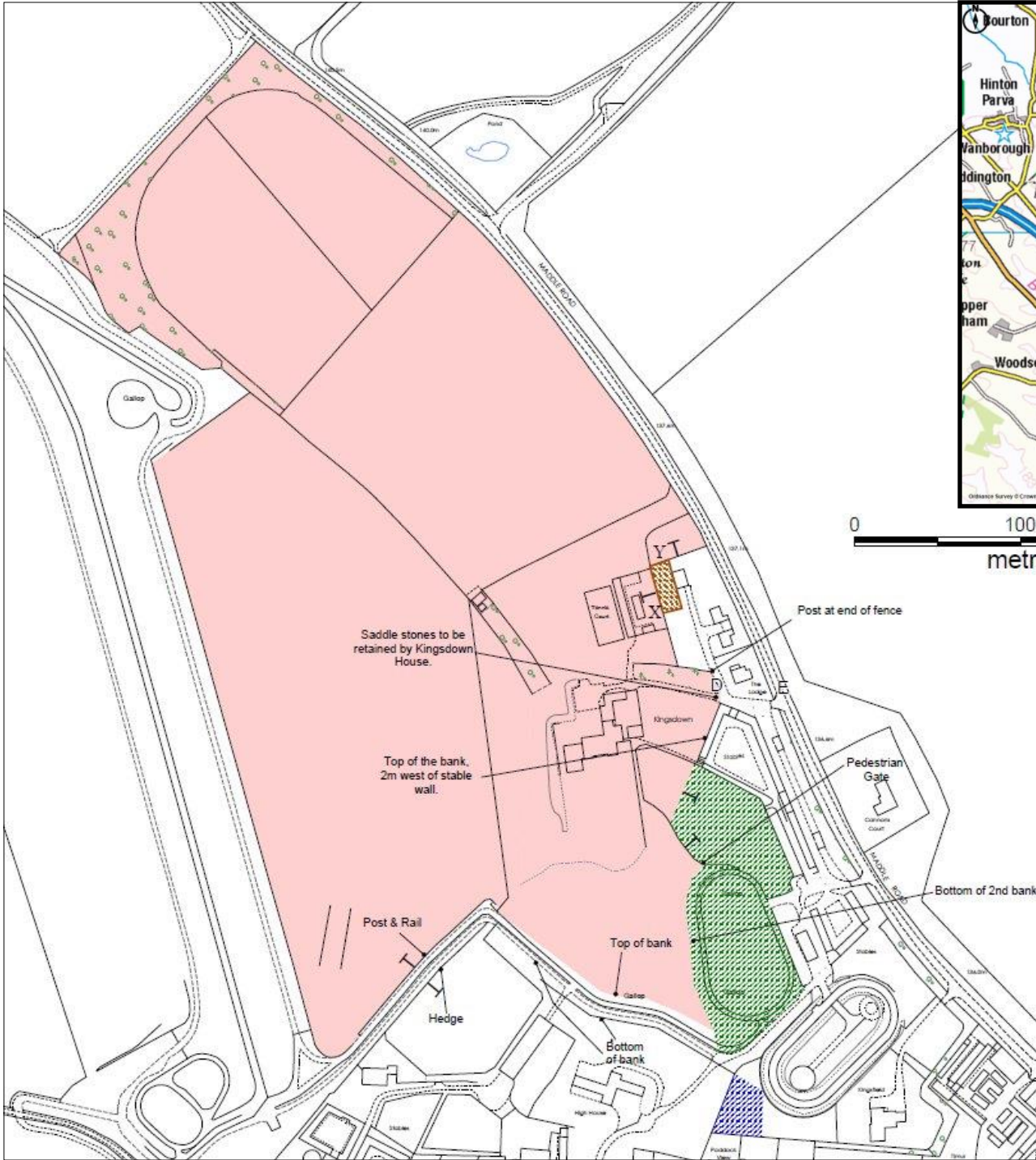
Viewing: Strictly by appointment with the Agents.

Directions: From the M4 (J14) take the A338 towards Wantage. Take the first left (B4000) at the Pheasant Inn signposted to Baydon and Lambourn. After 4 miles turn right onto the B4000 towards Lambourn. In Lambourn, take the first left signed for Upper Lambourn and Ashbury. Turn right at the T-junction and left at the next T-junction. On leaving the village take the third right turn into Upper Lambourn. Follow the road round to the left and then turn right into Maddle Road. The entrance to Kingsdown House is in ¼ mile on the left, with wrought iron gates, past the entrances to the stables. Unless otherwise arranged, please meet at the entrance of the drive to the house.

Postcode: RG17 8QT

What3Words: ///such.armrests.inflating





**Kingsdown House,
Upper Lambourn**

NOT TO SCALE

*For identification purposes only
Expressly excluded from any contract*

Land Based Schemes and Designations: The BPS entitlements are owned by the vendor. For those areas subject to Farm Business Tenancies the payments are claimed by the tenants for the duration. The land is in a nitrate vulnerable zone.

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

Gallops: By arrangement with The Jockey Club Estates: <https://jockeyclubestates.co.uk/lambourn/training-grounds>

Viewing

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Important Notice

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2. Any description or information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. Neither Windsor Clive International, nor any of its employees have any authority to make or give any representation or warranty in relation to the property.
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.

