

PILGRIM BOND
CHARTERED SURVEYORS
EQUESTRIAN & RURAL PROPERTY SPECIALISTS

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FRENCHMANS HOUSE, UPPER LAMBOURN, HUNGERFORD, BERKSHIRE RG17 8QW



A substantial family house with self-contained guest wing, covered swimming pool and a modern stable yard with horse walker and turnout paddock.

Drawing Room, Dining Room, Kitchen/Breakfast Room, Family Room, Reception Room, Study, Utility Room, Cloakroom, Conservatory, Five Bedrooms, Balcony, Three Bathrooms.

Guest Wing with Two Bedrooms, Kitchen/Sitting Room, Shower Room, separate entrance.

20 Box Stable Yard at present subject to existing lease to a racehorse trainer and providing investment income. Vacant possession possible.

In all approximately 2 acres (0.82ha)

FOR SALE FREEHOLD

Guide Price £1,650,000

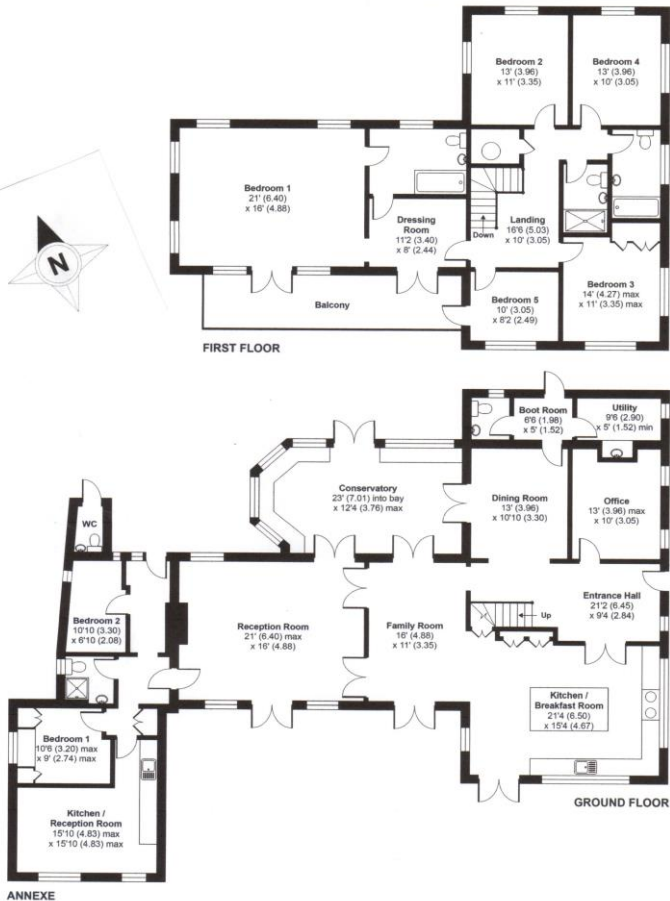
Frenchmans House, Upper Lambourn, Hungerford, Berkshire RG17 8QW

A superbly presented family house with an efficient modern stable yard which is at present subject to a lease to an established Racehorse Trainer. The house is light and spacious and has glorious views over the Lambourn Downs and nearby gallops. There is a useful guest wing that can be part of the main house or closed off and used as a self-contained suite. Enclosed gardens front and rear with a covered swimming pool, horsewalker serving the stable yard and there is a turnout paddock in front of the property.

Lambourn with its chemist, butcher, hardware store, Co-op, dentist, doctors surgery, pubs, takeaways, restaurants, Catholic and C of E churches is around 5 minutes away. There are several gastropubs nearby.

Frenchmans House, Upper Lambourn, RG17

APPROX. GROSS INTERNAL FLOOR AREA 3675 SQ FT 341.4 SQ METRES (INCLUDES ANNEXE & EXCLUDES WC)



The House

The five bedroom house has undergone extensive refurbishment and modernisation in recent years and now provides approximately 3167ft² (294.2m²) of accommodation with a very spacious feel. In addition there is a two bedroom self-contained guest wing of approximately 508ft² (47.2m²) comprising kitchen/living area, two bedrooms and shower room. This may be accessed from the main house or closed off with access via an independent door from the rear garden. Outside, the property stands in good gardens which are well fenced with matching brick garden walls. There is also a covered swimming pool in the rear garden.

Tenure and Possession

The property is offered for sale freehold with vacant possession of the house upon completion. The yard is currently let to a racehorse trainer and further information regarding the lease may be obtained from the agents.

Stable Yard

Fully refurbished in 2014 with a new Monarch five horse walker adjacent to the yard and Scotts of Thrapston stable doors. A modern yard comprising 20 loose boxes and office/tack room built of brick and tile approached under an attractive archway with clock tower. The boxes measure approximately 12ft x 12ft (3.7m x 3.7m) and there are two corner boxes of approximately 17ft x 12ft (5.2m x 3.7m). Concrete floors, generous overhangs, steel chewing strips and mains electricity to each stable with four strategically placed mains water taps within the yard.

In front of the house there is a fully post and railed grass turnout paddock of approximately one acre.

Follow the link for aerial tour

<https://www.youtube.com/embed/TcAzEVqRbMg?rel=0>



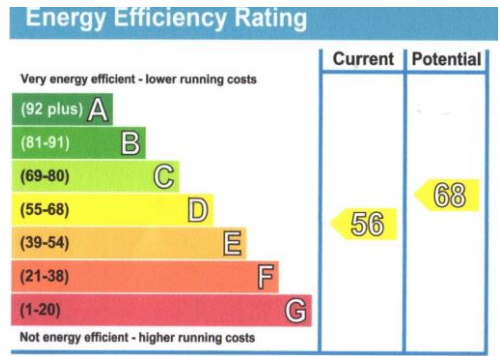


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Frenchmans House



Services

Mains water, electricity and drainage are all currently connected. Oil fired central heating in the house.

Local Authority

West Berkshire District Council, Market Street, Newbury, Berkshire RG14 5LD
Telephone 01635 42400

The house is assessed for Council Tax purposes in Band G and the amount payable for 2019/2020 is £3093.44.

The Rateable Value of the stable yard is £12250. The rate in the pound is 0.491 for 2019/20 making the rates payable £6014.75

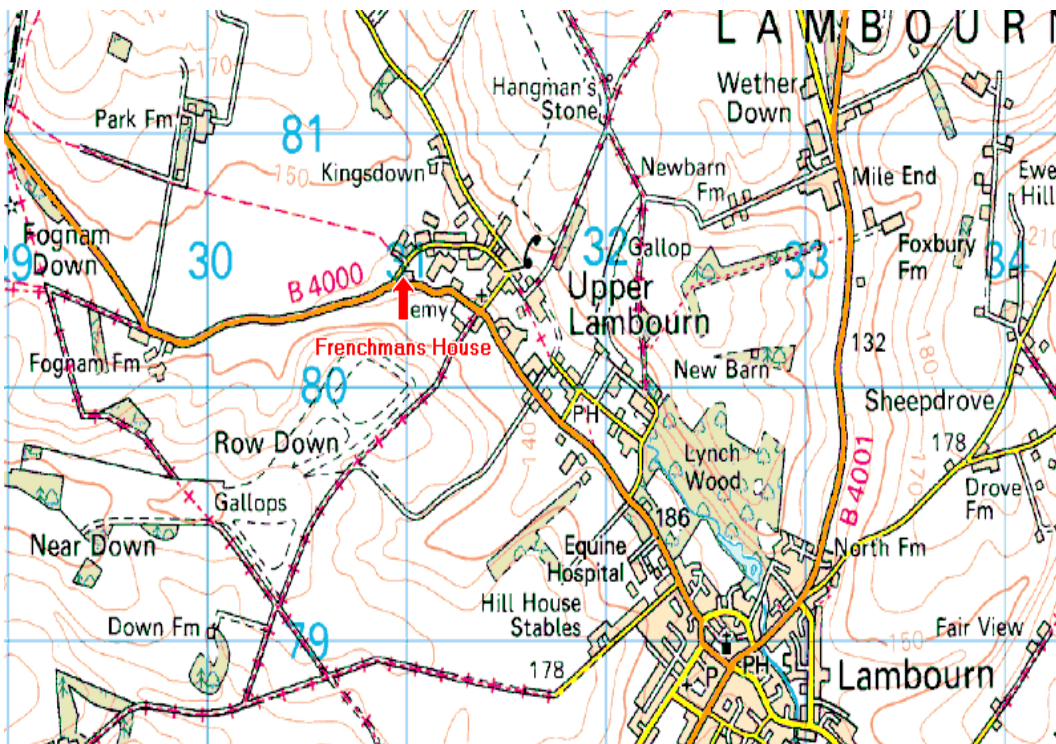
Directions

From the M4 motorway (junction 14) proceed northerly towards Wantage and after a quarter of a mile turn left following the signposts to Lambourn, past the Pheasant Inn along the B4000. After approximately 3 miles turn right, and drop down the hill into the village of Lambourn.

On entering the village take the first left signposted Upper Lambourn along Crowle Road. At the T Junction turn right along Baydon Road and at the next T junction turn left towards Upper Lambourn still on the B4000.

Proceed out of Lambourn village and then take the fourth right turn (after about 1.5 miles) which is a hairpin bend and is signposted High Street Upper Lambourn. Then take the first left turn after about 150 yards and proceed to the end of this drive where you will see Frenchmans House on your right hand side.

Viewing Strictly by appointment with Agents **Pilgrim Bond 01488 72911**



PROPERTY MISEDSCRIPTIONS ACT 1991

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