

KINGSDOWN HOUSE.
Upper Lambourn, Berkshire.





PREFACE.

Accommodation:

Drawing room | Dining room | Sitting room | Living room | Kitchen/ Breakfast room | Utility | Principal bedroom with ensuite and adjoining dressing room | One ensuite bedroom | Further six bedrooms | Further three bathrooms | Study | Linen closet | Cellar | Pool room | Office | Two-bedroom staff flat with separate living room and kitchen

Outbuildings:

Pool | Garage | Car port | Storage | Stables

Garden and Grounds:

Approximately 33.54 acres of gardens, paddocks and parkland

For sale Freehold:

Approximate Total Floor Area: 1,144.6 sq m / 12,321 sq ft



WHY WE LOVE KINGSDOWN HOUSE.

‘Kingsdown House is one of the finest houses in Lambourn situated as it is at the heart of the “valley of the racehorse.’

Kingsdown House is a substantial house at the heart of Upper Lambourn in a fine position in the Lambourn Downs. Built in the 1930's in the style familiar to the admirers of Edwin Lutchyns this elegant and refined soft red brick house was once the centre of the late Earl of Sefton's training empire. Now it is the neighbour to a highly successful and immaculately maintained training yard.

No doubt a racing enthusiast would particular relish being in this part of the world but this no longer defines the house and those who find pleasure in beautiful gardens and surrounding countryside will be amply rewarded.

Approached through private and imposing gates and a tree lined sweeping gravel driveway the visitor is brought to a large parking area discretely but conveniently placed by near to the front door. (A second drive leads to the service area to the rear of the house)

A generous hallway leads to all the principal reception rooms including

a well-proportioned drawing room, panelled library and dining room and all of which overlook the gardens.

A family sitting room, kitchen with an oil-fired Aga and the informal dining area along with laundry room are to one end of the house and at the other is a substantial indoor swimming pool.

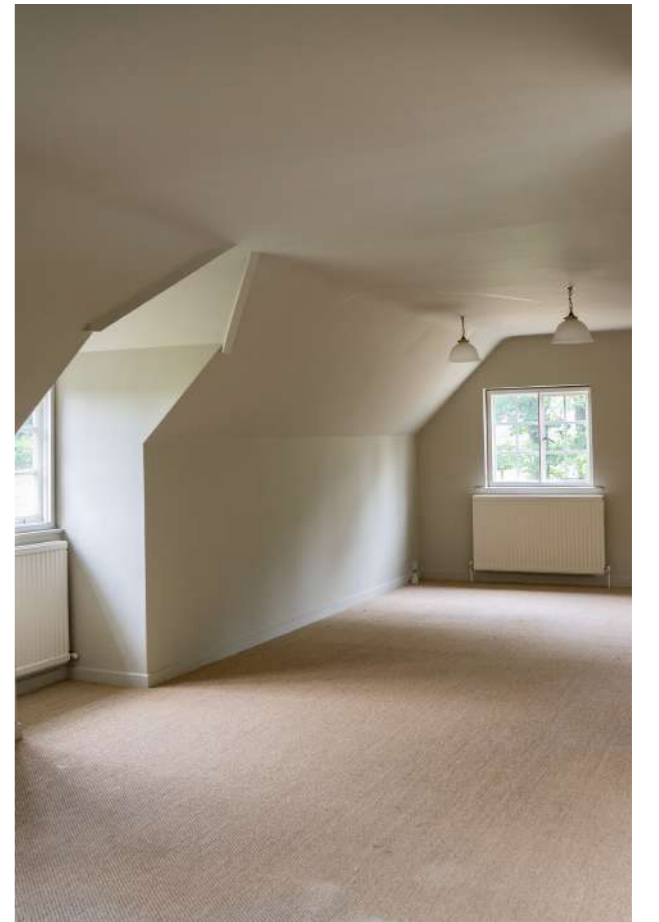
On the first floor are six main bedrooms, four bathrooms and a study. The master bedroom, with views to the south and west, has a dressing room and large ensuite bathroom. The second floor has two further bedrooms and a bathroom; as well as a two-bedroom, one bathroom, staff flat with its own sitting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









GARDENS

The south facing gardens have been beautifully landscaped and are a fitting backdrop to the house. Meticulously maintained, they include a large fishpond and seating area. There are a number of stylishly planted borders with hedged compartments, emphasising the seclusion and privacy. Beyond the gardens is a pitch and putt golf course with 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

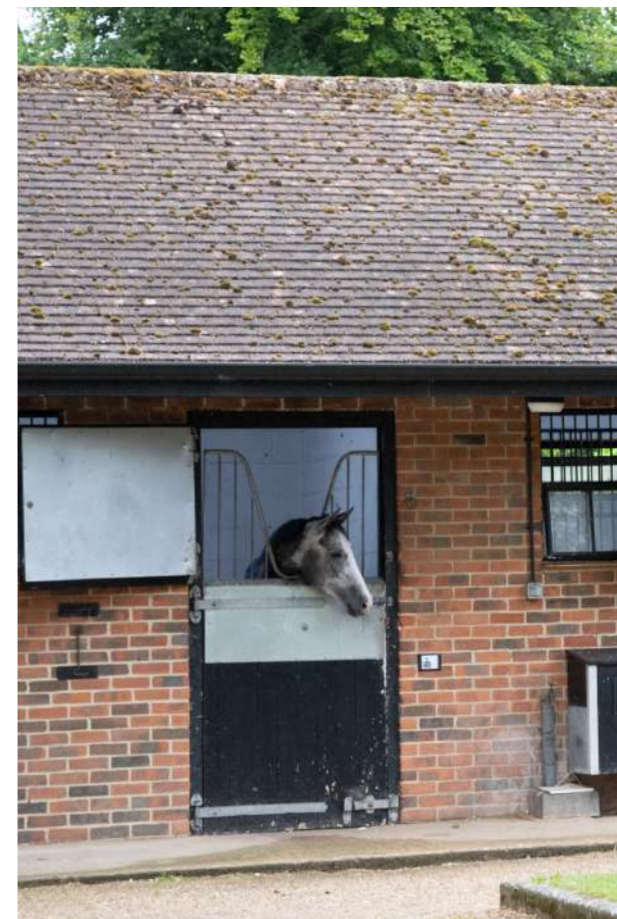
To the north are three fenced paddocks totalling 12.21 acres (4.94 ha). These are well railed, with a field shelter and hardstanding at the southwestern corner. Beyond is a mature shelter belt of deciduous trees, protecting the paddocks from the north wind. To the west of the gardens are 12.8 acres (5.21 ha) acres of pasture.





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 are currently let with the paddocks and pasture to the owner of the adjacent training yard under a short term agreement. Details are available from the agents.



THE SPORT OF KINGS.

Upper Lambourn is surrounded by superb downland gallops making a lovely setting, and the sight in the distance of thoroughbreds working in the mornings is a delight. 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. There are some highly regarded state and independent schools in the area including, Pinewood, Cheam, St Gabriel's and St Bartholomew's.

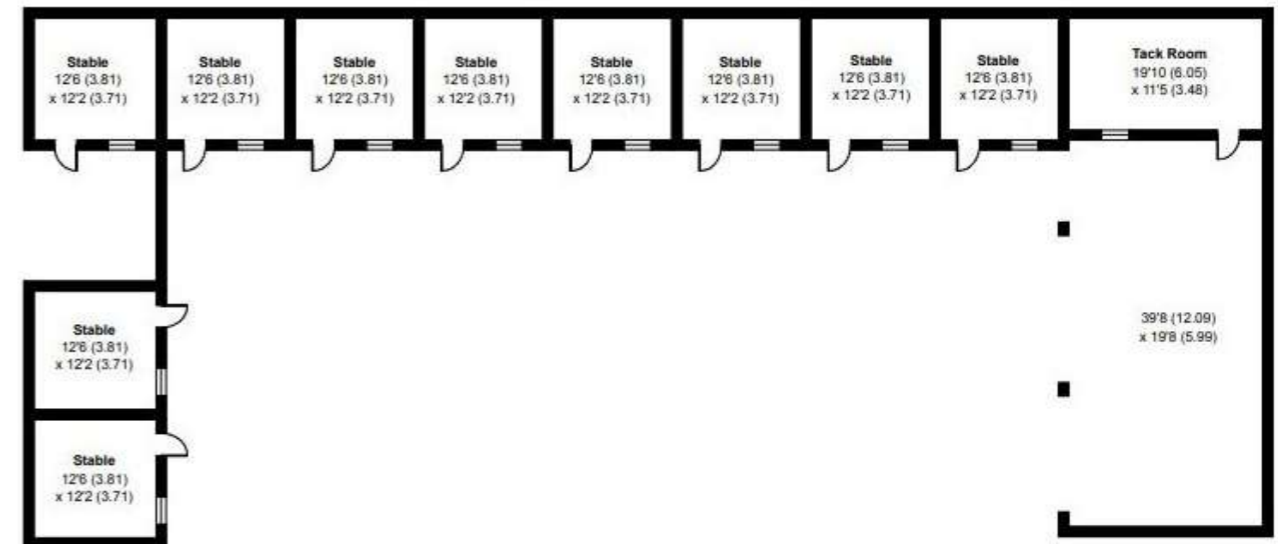
Sporting opportunities in the area are first class, with racing at Newbury, Windsor, Ascot and Cheltenham, as well as a number of local golf courses. There are numerous partridge and pheasant shoots in downs in the vicinity of Lambourn, and there is quality fishing nearby on the Lambourn and the Kennet.





SITUATION.

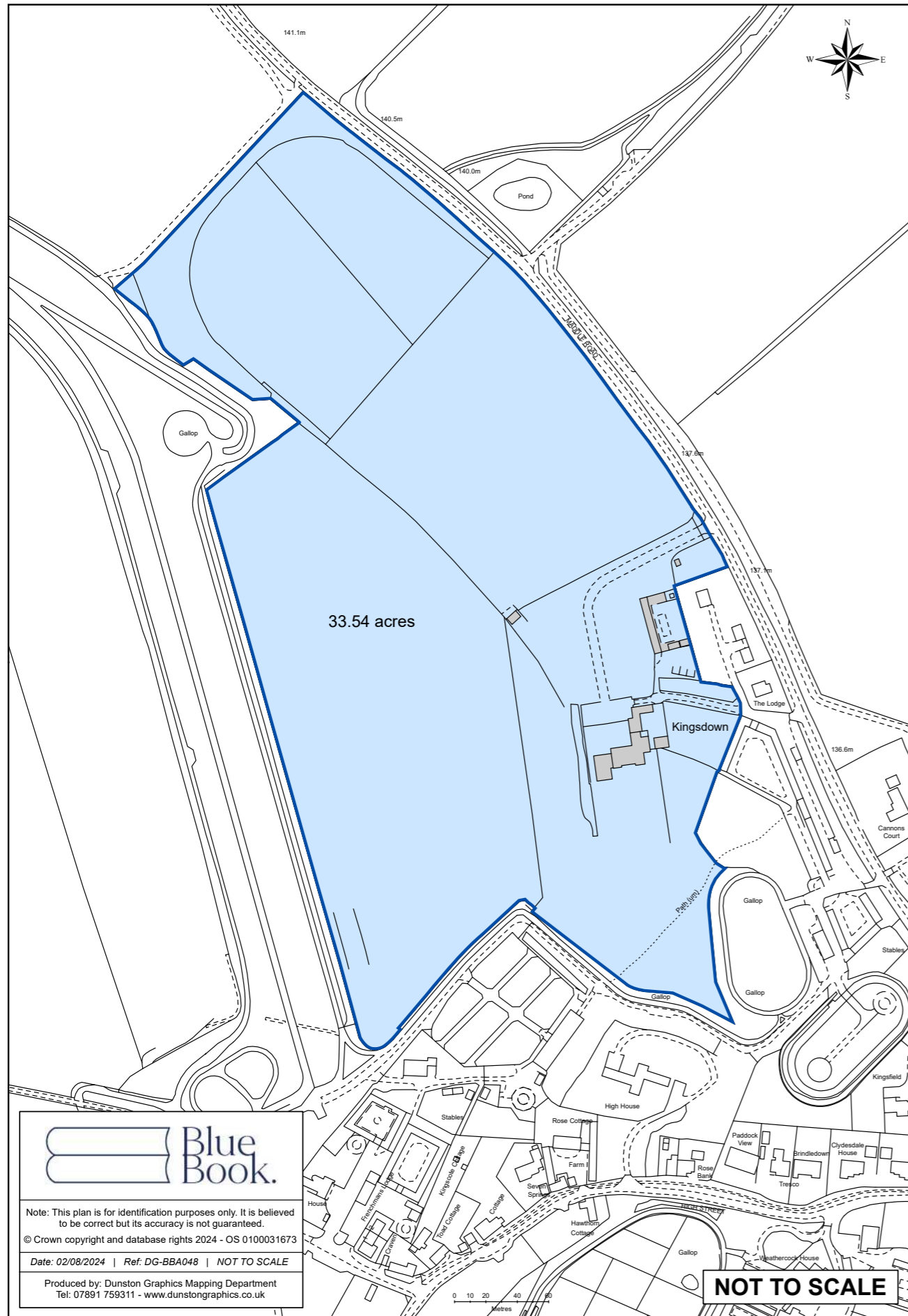
Lambourn is a charming village with a rich history, beautiful scenery, and a strong connection to horse racing. It is a destination that attracts both racing enthusiasts and those seeking a peaceful retreat in the English countryside. Upper Lambourn, is within easy reach of London. In a prominent position overlooking Upper Lambourn and the Downs, the M4 is 6 miles away providing an easy route to London and Heathrow Airport and trains to London Paddington from Hungerford (11 miles) take under an hour.



DIRECTION

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.



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: Kingsdown House is unlisted.

The House Stable Yard cannot be sold separately from Kingsdown House.

Services: Mains water and electricity. Private drainage. Oil fired central heating.

Fixture and Fittings: Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments are specifically excluded but may be available by separate negotiation.

Tenure: Freehold

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

EPC Rating: D

Council Tax Band: Band H

What3Words: ///such.armrests.inflating

Postcode: RG17 8QT

Viewings: All viewings must be made strictly by appointment only through the vendors agents.

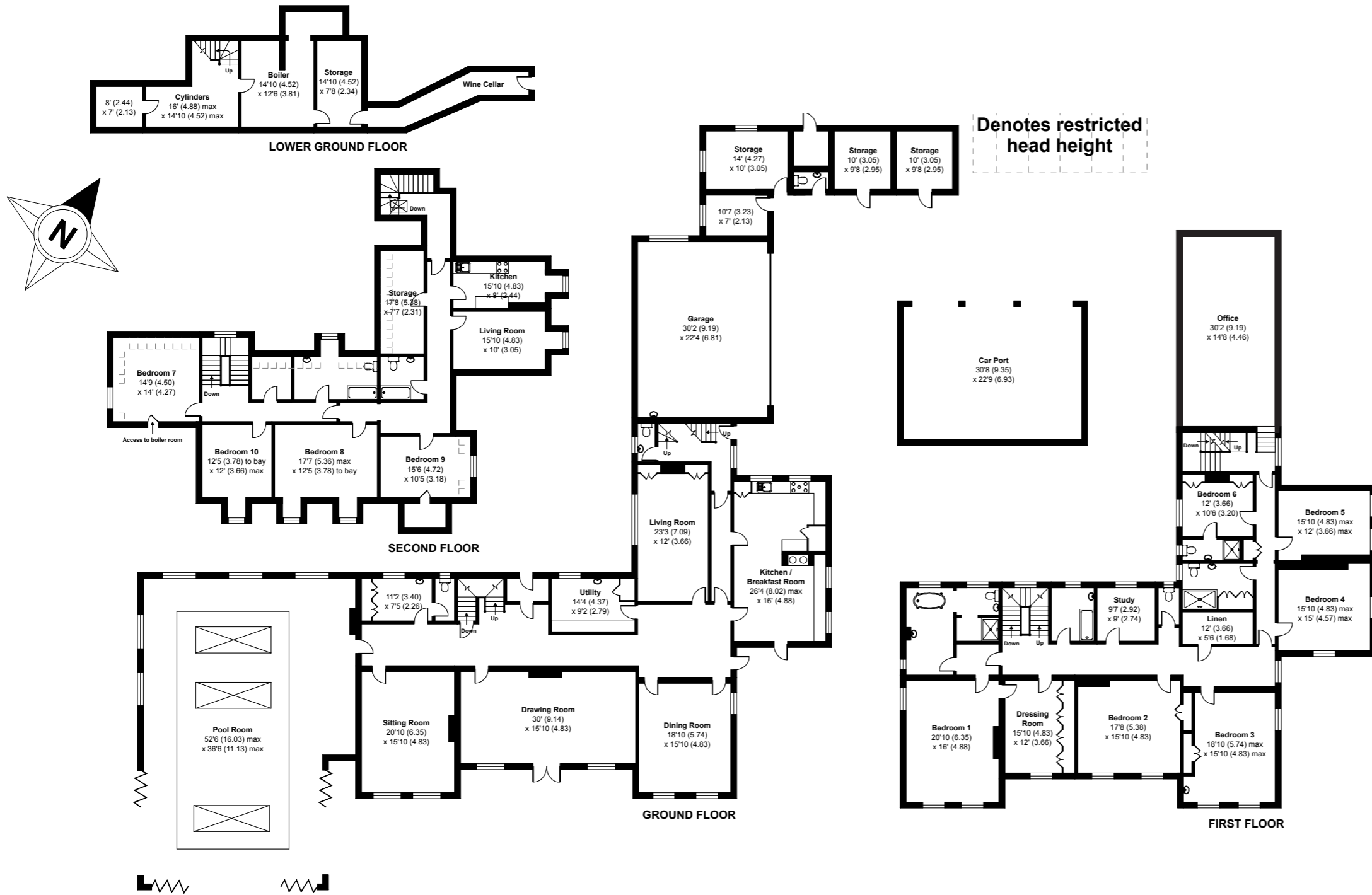


Upper Lambourn, Hungerford, RG17

Approximate Area =
11689 sq ft / 1085.9 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 = 12321 sq ft / 1144.6 sq m



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. Currently the rateable value of the stable yard when assessed independently should be below the threshold for the payment of business rates.

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.

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



Important Notice:

Blue Book their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Blue Book have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Photographs prepared in 2024.



Lindsay Cuthill 07967 555 545
lindsay@bluebookagency.com