



East Woodhay House

Newbury, Berkshire

Carter Jonas

East Woodhay House

East Woodhay

Newbury

RG20 0NF

Ring fenced residential estate in a private setting.

East Woodhay House is a unique opportunity to purchase an attractive residential estate with a substantial Grade II Listed house, cottages, traditional stable yard, outbuildings, garaging and paddocks offering total privacy yet with excellent road and rail links to central London.

In all extending to about 72.43 acres (29.31 ha).

For sale by private treaty as a whole.



Equine History

East Woodhay House has been a stud farm for many years and a string of successful racehorses have been bred from the premises. The most famous of these horses being Brigadier Gerard who is considered to be the best racehorse in Britain in the 20th Century. The current owner has been running the stud for almost 40 years and the property has been home to a number of top class racehorses. The most notable being Rhyme 'n' Reason who won the Grand National in 1988 as well as the Irish Grand National.

Location

East Woodhay House situated in a very popular and attractive area just south of Newbury. The house is surrounded by its own land and is situated as the end of Private drive in a very private location. Ball Hill is a small village just over the county border in North Hampshire. It is surrounded by attractive countryside yet is just a few minutes drive from the centre of Newbury. There is excellent access to the major road routes of A34 and M4 (J13) with mainline train services to London Paddington (40 mins) from Newbury.

Amenities

Newbury town offers a good selection of shops and supermarkets. There are plenty of restaurants, cafés, public houses and leisure facilities, including Newbury Racecourse, the attractive Kennet & Avon canal, Vue cinema, Corn Exchange and Watermill theatres. There are arts and sports centres, health and golf clubs, a bowls club, museums and an outdoor market on Thursdays and Saturdays. There are well regarded schools for all age groups and Newbury College, with its campus to the south of the town.

House

East Woodhay House is a unique property offering a substantial house extending to in excess of 8,000 sq.ft to include the cellar. The accommodation is arranged over three floors and having been a lovely family home it is now in need of modernisation. Offering well-proportioned rooms, with high ceilings, with all the principal rooms facing south making them very light. The property comprises entrance porch with impressive reception hall, drawing room, sitting room and study. A centrally located kitchen/breakfast room leads to a utility and there is a larder, cloakroom and rear hall and boot room. A large cellar is located under the kitchen and entrance hall.

A front and rear stairs lead to a large first floor landing with principal bedroom with two dressing rooms and ensuite. A further 4 further bedrooms are located on the same floor with separate bathroom. A large second floor provides guest bedroom with ensuite and a one bedroom flat with large living area.

A long drive leads to the house, cottages and equestrian facilities. The house is surrounded by an established garden with large areas of lawn, many mature trees, shrubs and plants and an orchard. Within the grounds there is redundant tennis court and swimming pool, and all the garden is completely private and secluded.





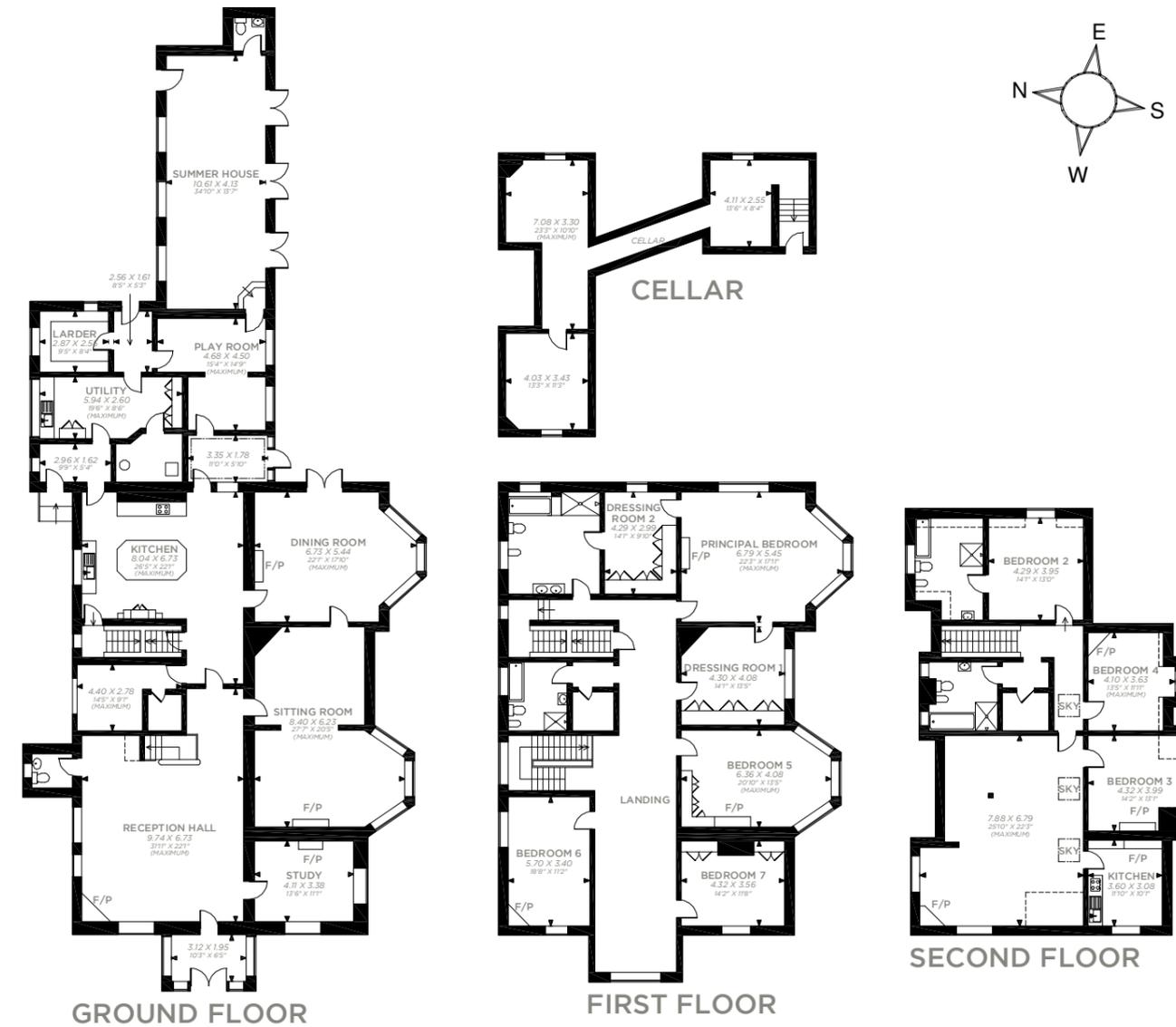
Floorplan

East Woodhay House East
Woodhay
Newbury
RG20 0NF

Main House:
 8,321 Sq Ft / 773 Sq M

Restricted Head Height Areas:
 106 Sq Ft / 10 Sq M

Total Area:
 8,427 Sq Ft / 783 Sq M



For illustrative purposes only - not to scale.
 The position & size of doors, windows, appliances
 and other features are approximate only.

Cottages

Sited behind the house is a pair of cottages, one being a three bedroom property and the other one offering one bedroom. Both require modernisation.



Floorplan

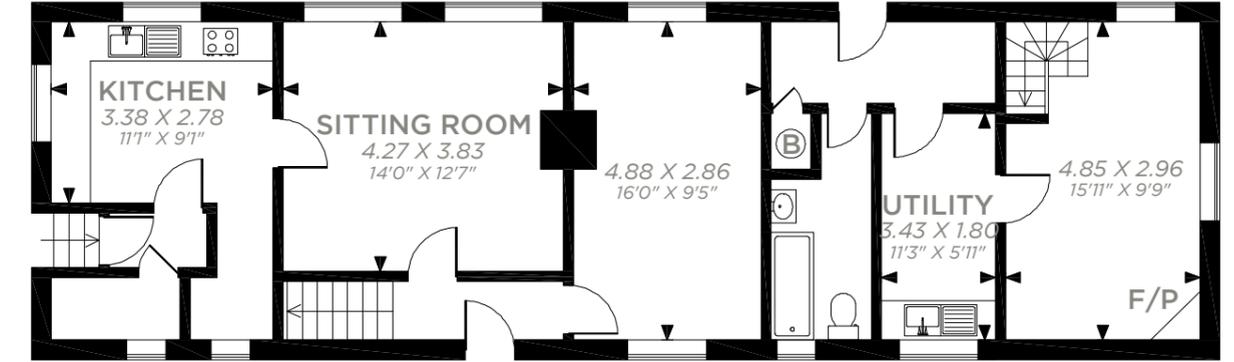
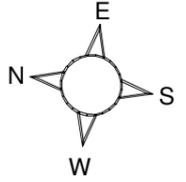
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Cottage 1:
 1,055 Sq Ft / 198 Sq M

Cottage 2:
 459 Sq Ft / 43 Sq M

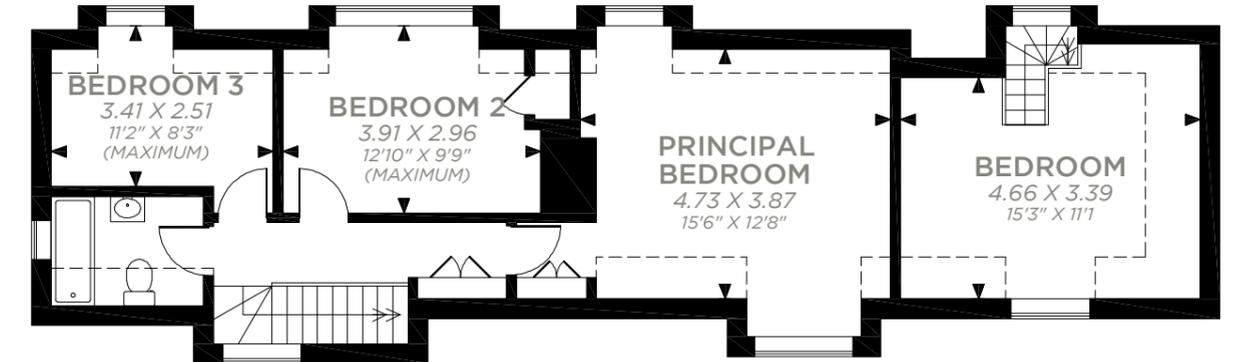
Restricted Head Height Areas:
 122 Sq Ft / 11 Sq M

Total Area:
 1,636 Sq Ft / 252 Sq M



COTTAGE 1 GROUND FLOOR

COTTAGE 2 GROUND FLOOR



COTTAGE 1 FIRST FLOOR

COTTAGE 2 FIRST FLOOR

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Buildings

A feature of the property is the attractive, traditional stable yard which offers excellent equestrian facilities including 22 loose boxes, traditional tack room, haybarn, covered exercise barn, feed store and various other outbuildings and garaging. In addition there are 3 detached stallion boxes, 6 isolation boxes and a horse walker.

Land

All the land is permanent pasture set in a number of well established, railed paddocks with walkways together with a canter track through an area of woodland which is let to another party on a long lease.



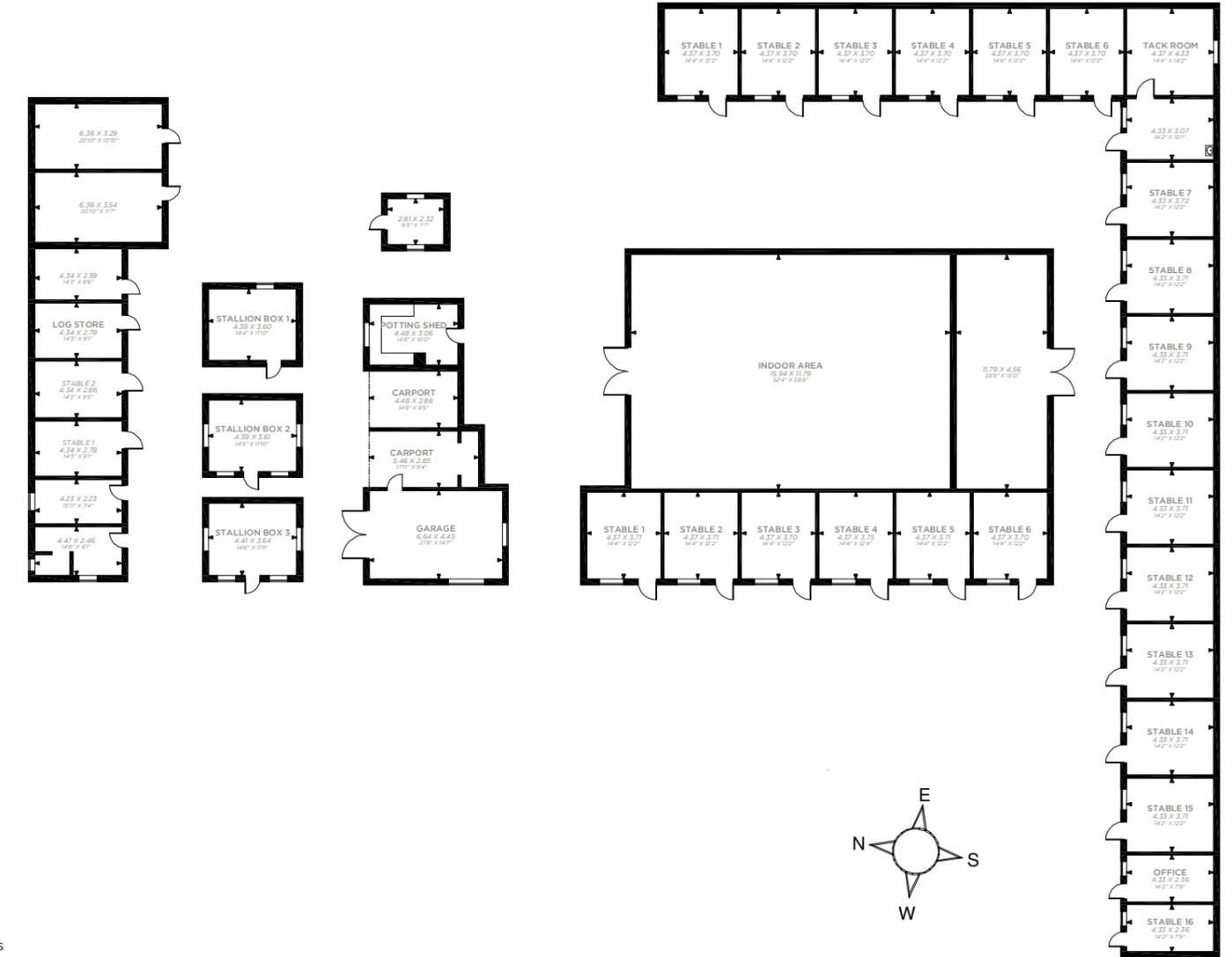
Floorplan

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Outbuildings:
 9,044 Sq Ft / 840 Sq M

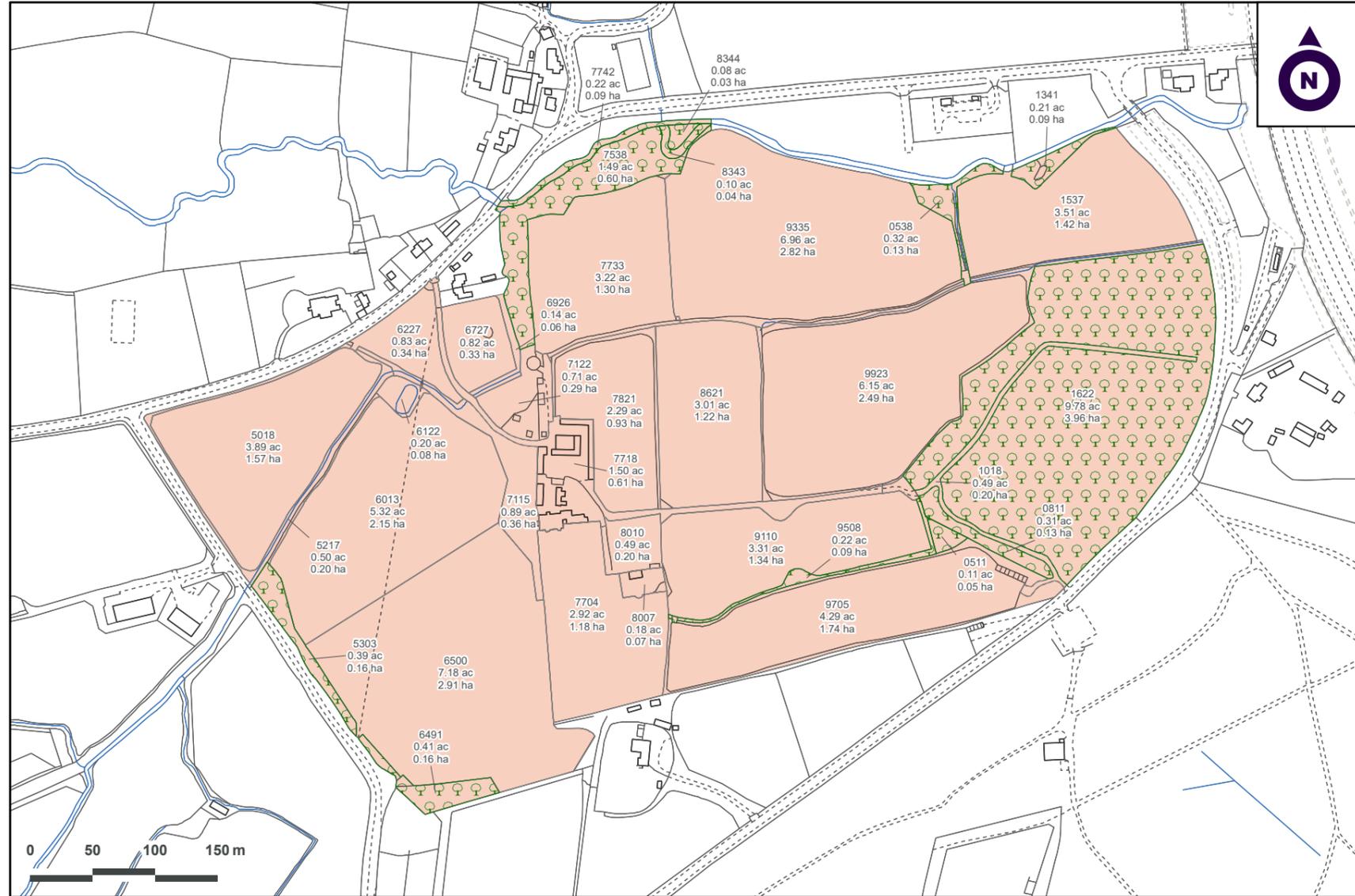
Cottage:
 629sq Ft / 58 Sq M

Total Area:
 9,673 Sq Ft / 899 Sq M



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Method of Sale

For sale by Private Treaty as a whole.

Tenure & possession

Freehold with vacant possession available barring the long leasehold on the woodland to the east.

Designations

The property lies within the North Wessex Downs National Landscape.

Services

Mains water and electricity are connected, oil fired central heating and private drainage.

Sporting Timber & Mineral Rights

The mineral, sporting and timber rights are included in the sale of the freehold in so far as that are owned.

Health & Safety

All viewings are carried out at the sole risk of the viewer and neither the selling agents nor the vendor takes responsibility.

EPC Ratings

The property is Listed and as such an EPC has not been undertaken but can be commissioned by the vendor if required by a purchaser.

Wayleaves Easements & Rights of Way

The property is sold subject to the benefit of all rights including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and proposed wayleaves from masts, pylons, stays, cables, drains, water, gas and other pipes, whether specifically referred to or not.

Local Authority

Basingstoke & Deane Borough Council
www.basingstoke.gov.uk

Viewings

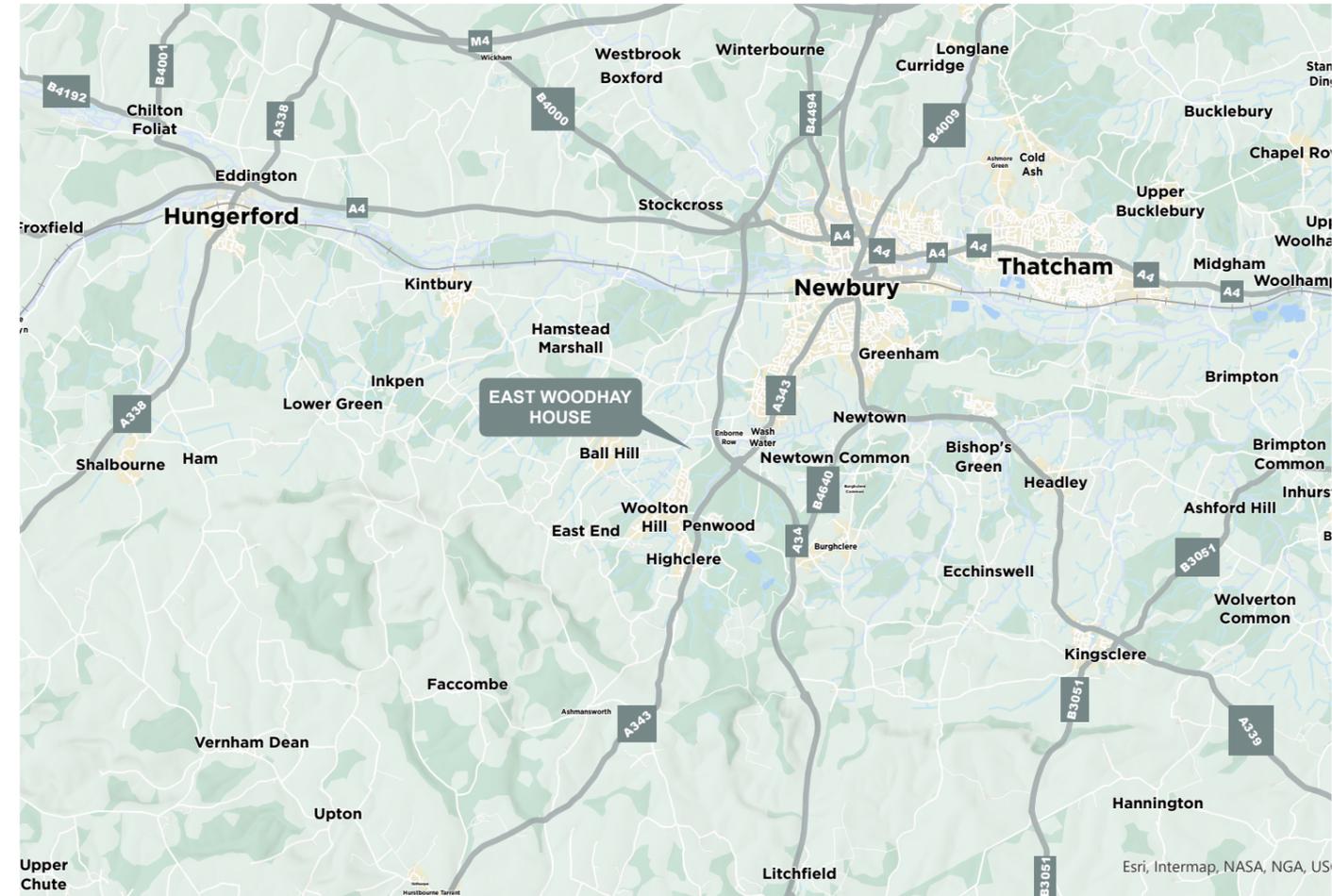
Viewings are strictly by prior appointment only with the selling agent.

Directions

From Newbury head south on the A343 Andover Road towards Highclere and Andover. After about 2 miles turn right towards Wash Water and Enborne Row past the Woodpecker Pub. Continue for a further 3/4 mile passing over the River Enborne where the property entrance is on the left hand side.



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Newbury

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