

TO LET

STABLE VIEW

BRIFF LANE

BUCKLEBURY

BERKSHIRE

RG7 6SN



# STABLE VIEW

BRIFF LANE, BUCKLEBURY, RG7 6SN

NEWBURY - 6.1 MILES

READING - 13.2 MILES

BASINGSTOKE - 18.1 MILES

OXFORD - 28.7 MILES

THEALE STATION - 8.5 MILES /17 MINUTE DRIVE (44 MINUTES TO LONDON PADDINGTON)

A WONDERFUL OPPORTUNITY TO RENT AN EQUESTRIAN LIVERY AND STUD ENTERPRISE ON A QUIET LANE AT THE EDGE OF BUCKLEBURY COMMON. WITHIN EASY REACH OF EXCELLENT BRIDLEWAY AND BYWAY NETWORKS PROVIDING UNRIVALLED HACKING THROUGH BEAUTIFUL COUNTRYSIDE.

THE PROPERTY EXTENDS IN TOTAL TO APPROXIMATELY 13.1 ACRES (5.3 HA).

IN BRIEF COMPRISING:

A DETACHED FIVE BEDROOM HOUSE & GARDEN

11 ACRES OF PADDOCKS

QUADRANGLE OF 19 LOOSE BOXES, TACK ROOM, FEED STORE, DAY ROOM & RUG ROOM

OPEN SIDED HAY & STRAW STORE

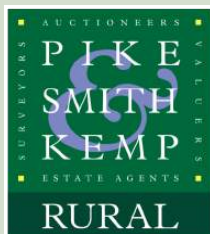
SUBSTANTIAL PORTAL FRAME BARN

TIMBER CLAD WORKSHOP

FLOODLIT SAND BASED MANÈGE

IN TOTAL 13.1 ACRES (5.3 HECTARES)

GUIDE RENT £60,000 PER ANNUM







**STABLE VIEW** is a large five bedroom detached family home with driveway and parking for multiple cars and a south facing garden predominately laid to lawn with wonderful views over the land.

Inside the rooms are spacious and well proportioned. On the ground floor the front door leads to a generous entrance hall with stairs to the first floor. From the hall, doors lead to the Sitting Room, Kitchen, W.C and Dining Room/Office. The Sitting Room benefits from a log burner and French windows onto the garden. The Kitchen is of a contemporary style with granite worktops, gloss finish units, integrated double oven and hob with extractor in addition to a four oven AGA. Off the kitchen is a walk in Larder and a separate Utility Room with plumbing for a washing machine.

On the first floor the landing leads to a master bedroom with en-suite shower room, four further bedrooms and a family bathroom.

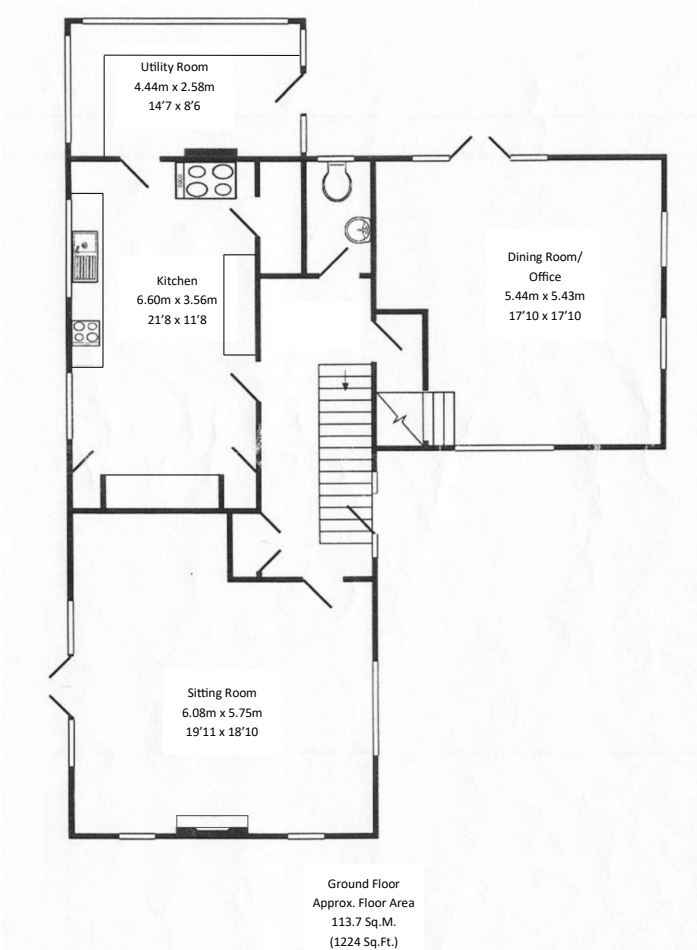
The house works well for both family living and as a base to run the equestrian enterprise.



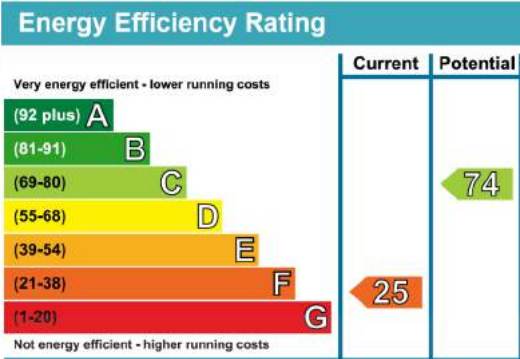
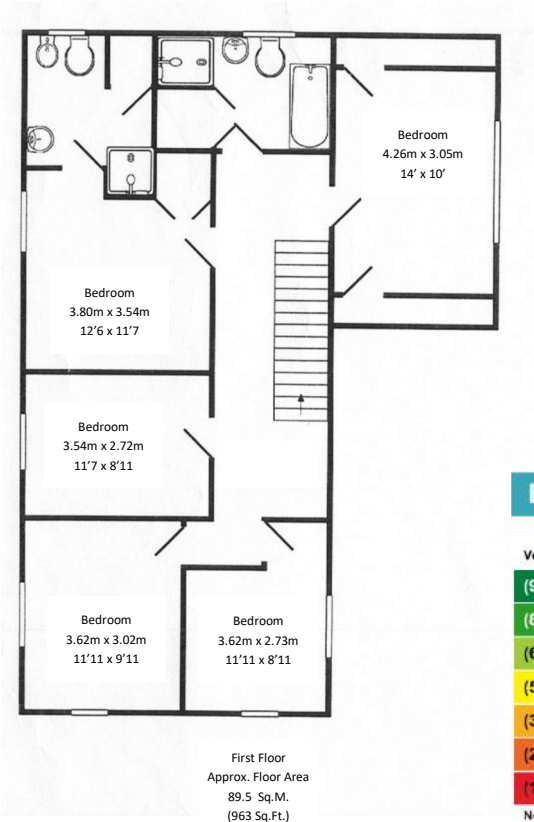
Stable View, Bucklebury



Ground Floor



First Floor



Total Approx. Floor Area of Stable View : 203.2 sq. m / 2187 sq. ft

Not Shown in Actual Location/Orientation . This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale. Windows, door openings and room measurements are approximate and no responsibility is taken for error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by nay prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.





## THE PADDOCKS & MANÈGE

The land extends to 11 acres and is currently subdivided into seven paddocks with a fenced walkway leading through the centre of the holding.

The paddocks are predominantly fenced by Post and Rail and Permanent Electric fencing which is run off mains electricity. The water troughs are run on mains water.

The sand based manège measures approximately 34m x 46m.



# LETTING PLAN





# THE STABLES & OUTBUILDINGS

A quadrangle of 19 standard size loose boxes with associated tack room, feed room, day room and rug room are set around a central concrete yard.

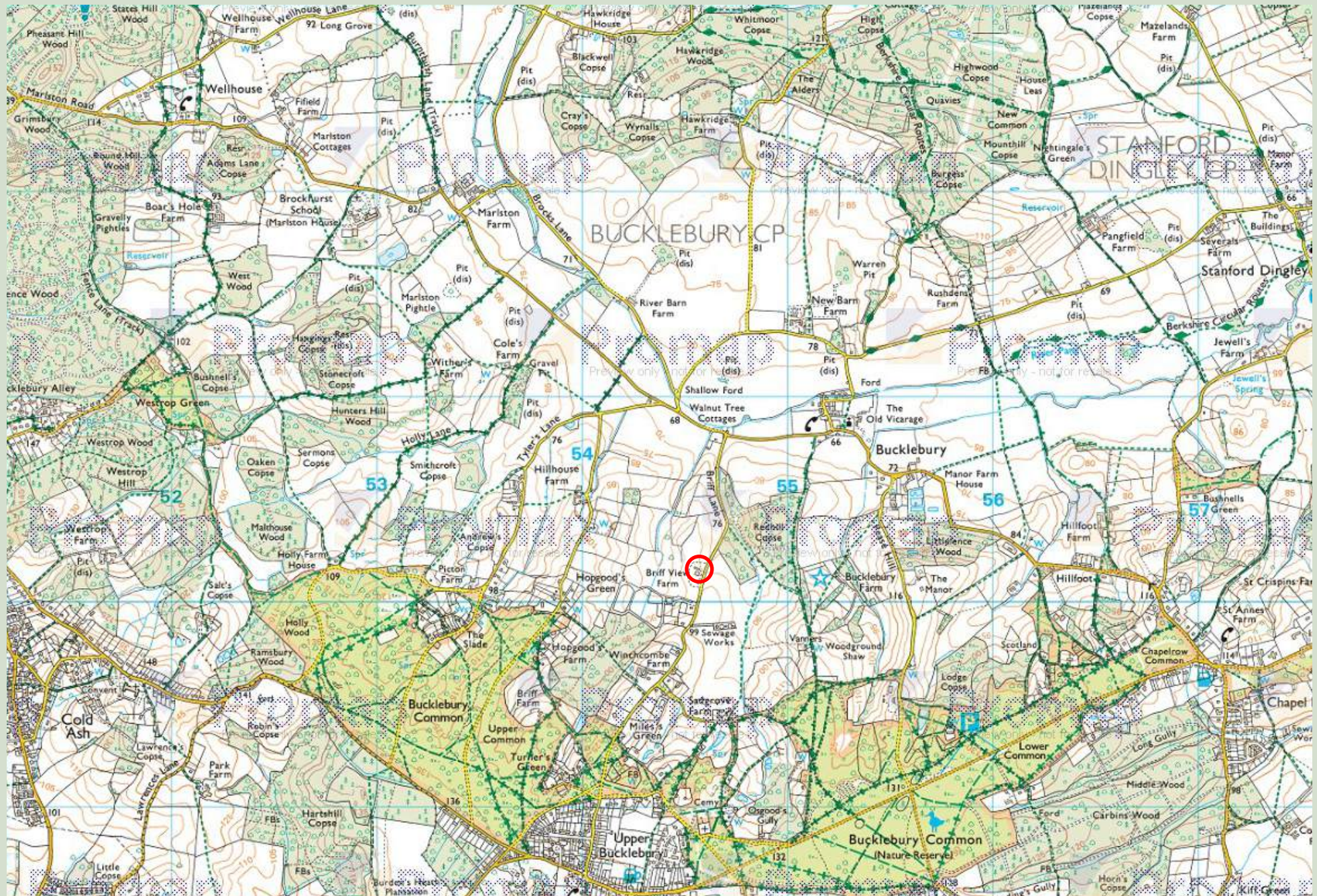
An open fronted hay and straw store is located to the rear of the quadrangle making it easy to access from the yard, a timber clad workshop building currently split into two and a substantial portal frame barn.

The portal frame barn has the potential to be reconfigured for a number of uses subject the necessary planning consents.





# BRIDLEWAY & BYWAY PLAN







## SITUATION

Stable View is situated between Upper Bucklebury and Bucklebury on Briff Lane, a quiet single track road.

Nearby schools include Brockhurst Prep. School, Elstree School, St Andrews School, Bucklebury C of E Primary School, Downe House, Bradfield College and Kennet School.

## DIRECTIONS

**From Junction 13 of the M4**

At the roundabout take signs to Oxford A34 Chieveley and Hermitage. Slight left to Chieveley and Hermitage. At the T junction turn right to Hermitage. At the mini roundabout turn left to into Hermitage (signed to Streatley) take the first right hand turn to Marlston, Frilsham and Bucklebury continue along Marlston Road for 7 miles, turn right onto Briff Lane. Continue down Briff Lane for half a mile and Stable View is on the right.

## TRANSPORT LINKS

**From M4 Junction 13** - 6.4 miles approximately 14 minutes.

**From M3 Junction 6** - 16.6 miles approximately 36 minutes.

**Reading** - 13.2 miles

**Oxford** - 28.7 miles

**Central London** - 53.8 miles



# General Remarks & Stipulations

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## Services

Mains water, electricity and drainage are connected to the house and stables. Heating of the farmhouse is via an oil fired boiler.

## Outgoings

Stable View is in Council Tax Band G with the rates payable for 2020/21 being £3,122.18.

Commercial Rateable value is £12,250 as at 2017, therefore the property is eligible for small business rates relief.

## Method of Letting

Stable View is offered for let as a whole under a new commercial tenancy.

## Tenure

The property is currently let, with the tenancy expiring on 31st April 2021.

Terms to be discussed.

## Planning/Development

Stable View is located within the West Berkshire Council planning authority area in the Royal County of Berkshire.

The property is subject to a Section 52 planning agreement which prevents separate occupation of the dwelling buildings and land for Equestrian Stud and Livery Use.

## Authorities

West Berkshire Council, Council Offices, Market Street, Newbury, RG14 5LD - 01635 42400

## Sporting Rights

The sporting rights are included insofar as they are let.

## Timber & Mineral Rights

The timber and mineral rights are included insofar as they are let.

## Wayleaves, Easements and Rights of Way

The property will be let subject to and with the benefit of all existing wayleaves, easements, covenants and rights of way. Specifically there are rights of access over the pasture land.

The lessee(s) will be deemed to have full knowledge and have satisfied themselves as to the provisions of any such matters affecting the property.

## Photographs

The photographs in these particulars were taken in March 2016. Recent photographs of the property have been unable to be taken due to Covid-19 stipulations. Any fixtures, fittings or equipment shown in the photographs are not necessarily included in the letting.

## Boundaries

The lessor and the lessor's agent will do their best to specify the responsibility of the boundary hedges, fences and ditches but will not be bound to determine these. The lessee(s) will have to satisfy themselves as to the responsibility of any boundaries.

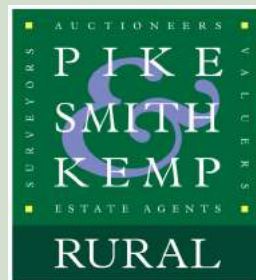
## Viewing

Viewings of the property will be strictly by appointment only through the letting agents Pike Smith & Kemp Rural.

## Contact

Pike Smith & Kemp Rural, The Old Dairy, Hyde Farm, Maidenhead, SL6 6PQ.

John Hunt on 01628 777 666 or email [info@pskrural.co.uk](mailto:info@pskrural.co.uk)



#### **IMPORTANT NOTICE**

Pike Smith & Kemp Rural 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 the 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.; and

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 the necessary planning, building regulation or other consents and Pike Smith & Kemp Rural have not tested any services, equipment or facilities. Lessors must satisfy themselves by inspection or otherwise.