

GRANGE HOUSE STABLES
HAMILTON ROAD, NEWMARKET



Grange House Stables

Hamilton Road, Newmarket

Cambridge 13 miles, London 68 miles, Stansted Airport 34 miles

A well known training yard with an impressive house in an unrivalled position backing onto the Racecourse Side gallops

Main house with 6 bedrooms • 3 bedroom bungalow • Office
53 loose boxes, tack and feed rooms and stores • 8 horse walker
Paddocks • Direct access to gallops

In all about 3 acres



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Grange House Stables

Built in the 1980's Grange House Stables has had an excellent record with 2000 Guineas winner Cockney Rebel and Irish 2000 Guineas winner Indian Haven both being trained from the property. Recently Grange House had been the base for Ed Walker who has recently moved to rent stables at Warren Place. A significant feature has been that the training yard has been let out over the years producing an excellent rental income. There is no doubt that this is one of the major training yards on the Racecourse Side of Newmarket.



Newmarket

Grange House Stables is in the Hamilton Road, which is mainly training yards, many of which back on to the Racecourse side gallops alongside the Rowley Mile course. The Racecourse side gallops have been greatly expanded in the past four years, and now include not only the renowned grass gallops but also, all weather gallops with a variety of surfaces.

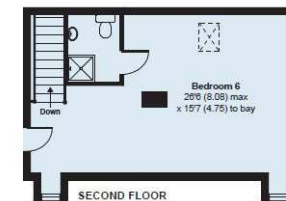
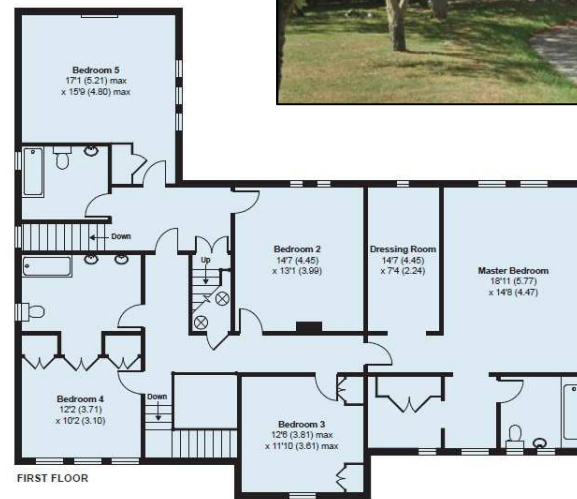
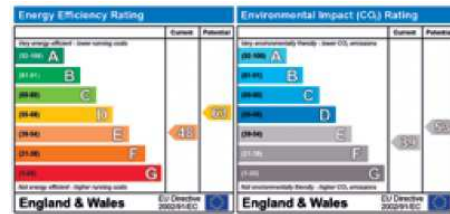
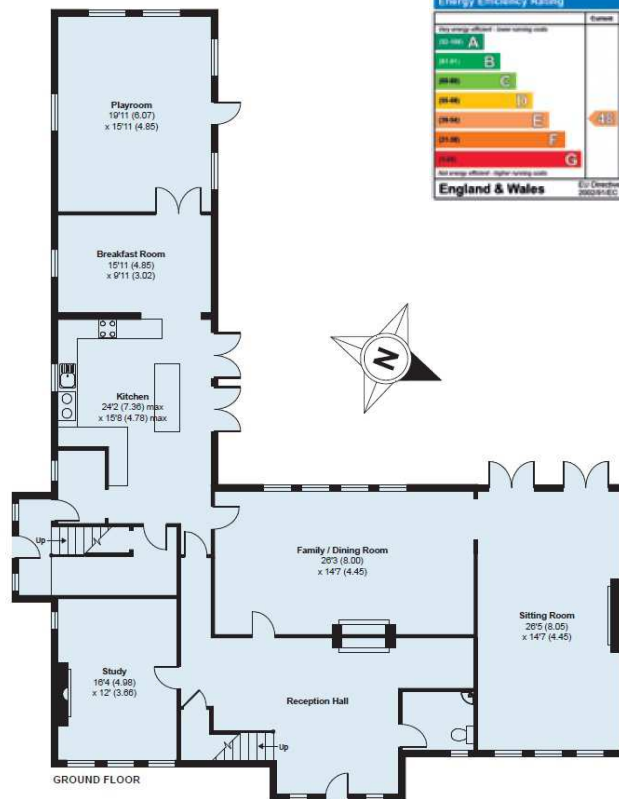
Newmarket itself is renowned as the "Headquarters of British Racing", with 2 racecourses, 2,500 acres of gallops and schooling grounds, the biggest concentration of training yards and stud farms in the country, and the sales centre of Tattersalls.



Grange House

Approached through gates and by a driveway past the stables, Grange House is behind the stables, overlooking the trees and gallops towards the Racecourse. Amounting to 5879 sq ft, it is of brick under a slate roof, and has flexible accommodation ideally suited to entertaining and a large family. With 4 main reception rooms, 6 bedrooms and 5 bath/shower rooms it is a substantial house in its own right. The kitchen is impressive with a gas fired Aga, the house has a selection of fine mantelpieces, and part of the house can be adapted as a nursery wing.

Floor Plans



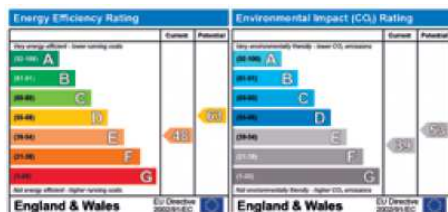
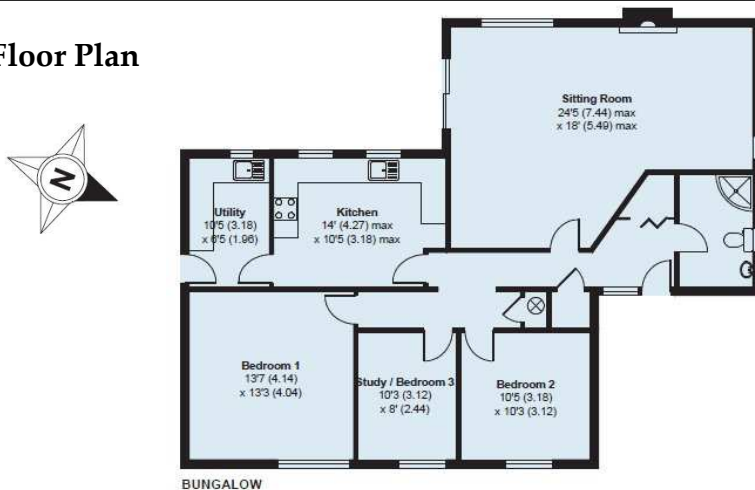


The Training Yard

Grange House Stables Bungalow: By the entrance, and used as a trainer's house with its own private garden, this excellent 3 bedroom bungalow has a sitting room large enough to entertain owners.



Floor Plan



The Office: By the entrance, across the driveway from the bungalow and consists of 2 rooms.

By the office is are: a boarded lunge ring with an all weather surface; a small paddock and the loading ramp.

The Stables

53 boxes in traditional yards solidly built of brick under tiled roofs, all well laid out for easy working. The yards are floodlit, and have a central grassed courtyard.

The attractive main yard has 40 boxes in ranges of 7, 9, 8, 12 and 6 boxes, with access through an arch with a mezzanine floor above. In addition are 2 tack rooms, feed rooms, racing tack room, ladies and gents WCs, muck heap and store.

Beyond the main yard are a block of 13 loose boxes of similar construction and a magnificent 8 bay roofed horse walker. There is an extensive lawned area which is suitable for paddocks if required.

For further expansion there are concrete footings for 14 timber boxes in two ranges which have been removed within the last 5 years.



Access to Gallops: Grange House Stables has direct and virtually unrivalled access to the gallops on the Racecourse side and the Bury side Gallops can also be used. For further information contact:

Jockey Club Estates 01638 664151 www.jockey-club-estates.co.uk

Title Information: Grange House and Grange House Stables are in separate freehold titles. Jockey Club Estates has the benefit on a covenant which stipulates that the house should be occupied in conjunction with the stables. For details contact the agents.

Services: Mains Water, electricity, gas and drainage. Gas fired central heating

Council Tax & Business Rates:

Local Authority:

Forest Heath District Council 01638 719000

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|---------------------|---------------|--------|-----------|
| Council Tax: | Bungalow: | Band D | £1,524.35 |
| | Grange House: | Band G | £2540.58 |

Business

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|---------------|-----------------------|---------|
| Rates: | Rateable Value | £29,000 |
| | Rates Payable 2013/14 | £13,569 |

Post Code: CB8 0TE

Directions: From London via the A11 take the exit at Six Mile Bottom onto the A1304 to Newmarket. In Newmarket take the first left into the Hamilton Road and continue straight on at the right hand bend. Grange House Stables is 250 yards on the left.

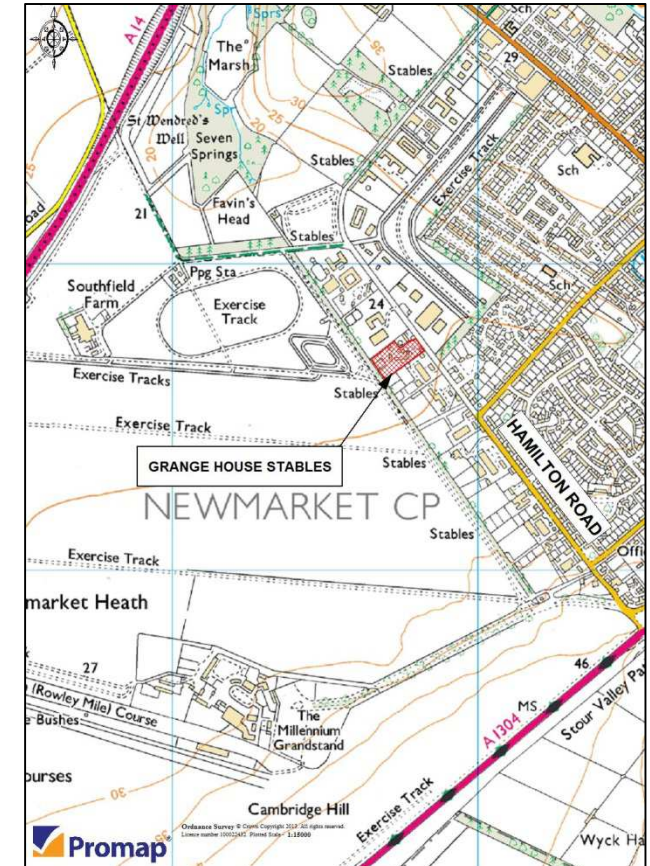
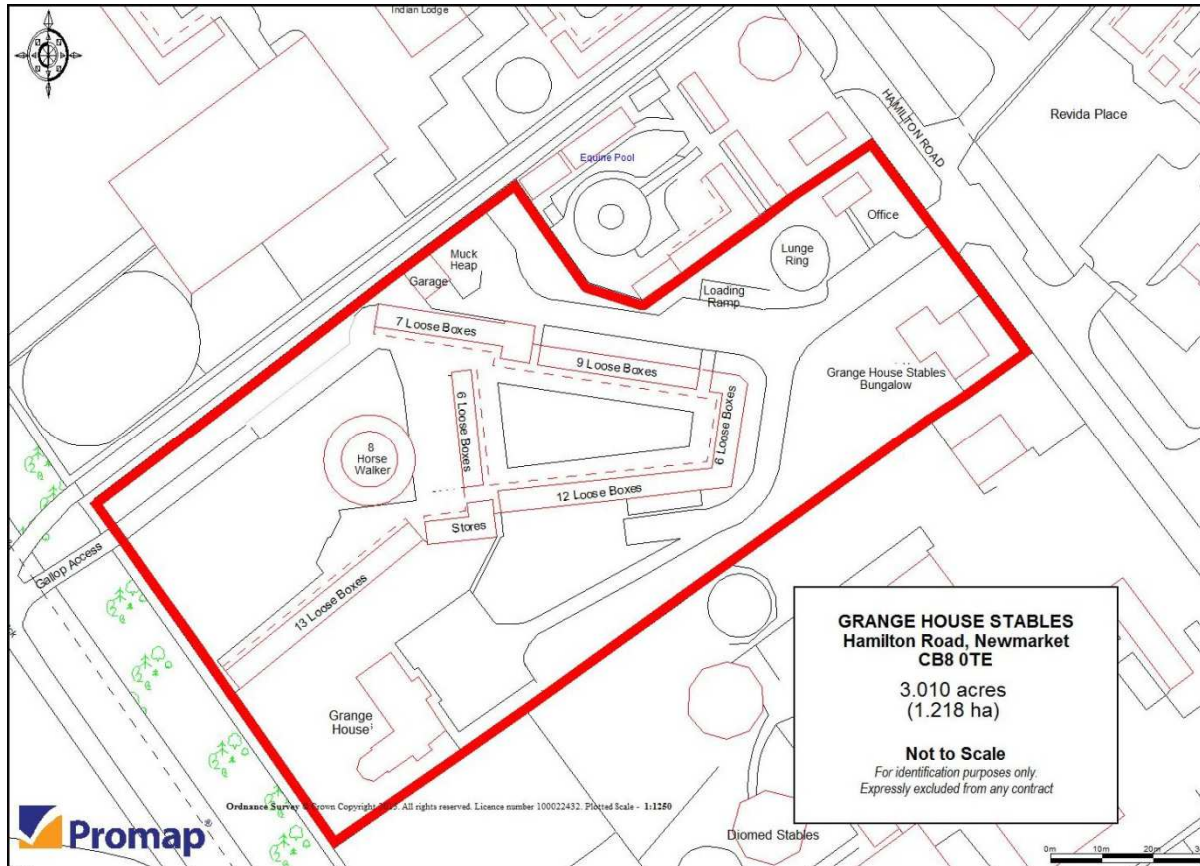
Viewing: Strictly by appointment through the agents:
Windsor Clive International, 01672 521155



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