

# Fawley House Stud

Wantage, Oxfordshire





# A renowned 165-acre stud farm high on the Lambourn Downs

Available as a whole or in three lots.

London 70 miles, Wantage 5 miles. Hungerford 10 miles, Newbury 12 miles, Didcot 15 miles  
(All distances are approximate)

## Lot 1 – Fawley House

A stunning timber-framed barn conversion with extensive open plan reception areas, five bedrooms, four bathrooms, and superb views over the Downs. The house sits within its own garden, laid mainly to lawn, and is accompanied by five adjoining paddocks, bringing the total land to 7.47 acres.

## Lot 2 – Fawley House Stud

**52 boxes:** a substantial range of well laid out stabling suitable for breeding, breaking, rehabilitation and training operations.

**Stud Facilities:** including dedicated youngstock areas, numerous barns, service buildings, and high-quality equestrian infrastructure.

**Indoor School:** a professionally built indoor arena enabling year-round training.

**Canter track & Gallop:** purpose-designed facilities offering excellent conditioning and fitness options.

**The Old Granary & The Granary Flat:** a four-bedroom cottage and two-bedroom flat, providing excellent staff/manager's accommodation.

**Land:** Mature hedged and railed, free-draining chalkland paddocks arranged in a shelter valley. In total, approximately 116.06 acres.

## Lot 3 – Additional Land

Approximately 41.78 acres of paddocks across the lane from Fawley House and Stud.

# Fawley House Stud

## A prime equestrian haven on the Berkshire –Oxfordshire Border

Set in a stunning, picturesque setting on the Berkshire and Oxfordshire border, Fawley House Stud offers an exceptional blend of rural tranquillity and rapid connectivity. The location provides swift access to London and Heathrow via the M4, making it ideal for those seeking countryside living without compromising convenience.

The stud enjoys sweeping views across the Downs, set well away from major roads to ensure complete peace and privacy. The surrounding landscape is a rider's paradise: an extensive network of idyllic bridleways leads directly to the historic Ridgeway, creating unrivalled hacking opportunities right from the property.

This highly sought-after area sits at the heart of the UK's equestrian world. The renowned racing centre of Lambourn lies close by, while the thriving towns of Wantage and Newbury are within easy reach for day to day amenities. Excellent transport links include frequent rail services from Newbury and Didcot, with fast trains to London in under 45 minutes.

Fawley House Stud combines outstanding accessibility with extraordinary countryside living – a rare opportunity in one of Britain's most celebrated equine regions.

## History

Fawley House Stud carries a distinguished history in the equine world, having operated as a stud farm for many decades. Under the ownership of the current custodians since 2003, it has been expertly managed as a dedicated breaking and rehabilitation facility, supporting both the owners' own horses and a select number of private clients.

Its heritage runs deep. Originally established by the Muir family in the 1950s, the stud later came under the ownership of John Deer, during which time the renowned stallion Averti—along with several others—stood at the farm, further cementing its reputation within the industry.

Since 2003, the present owners have invested significantly in the property, transforming the traditional period timber frame barn into an impressive residence, constructing a high quality indoor school and installing a professional grade gallop. These major enhancements have created a truly versatile, fully equipped equestrian operation with exceptional potential.



# Lot 1 - Fawley House

## An exceptional timber framed barn conversion with far reaching views

Fawley House is a remarkable timber framed barn conversion, beautifully crafted to offer contemporary comfort and immense character. The spacious, open plan reception areas have been thoughtfully designed for effortless entertaining, creating an impressive sense of scale and light throughout.

The accommodation includes five generously proportioned bedrooms and four bathrooms, making it ideally suited for both family living and hosting guests.

Offering style, space and stunning scenery, Fawley House represents a superb country home which enjoys wonderful, uninterrupted views across the rolling Downs—an inspiring backdrop in every season.

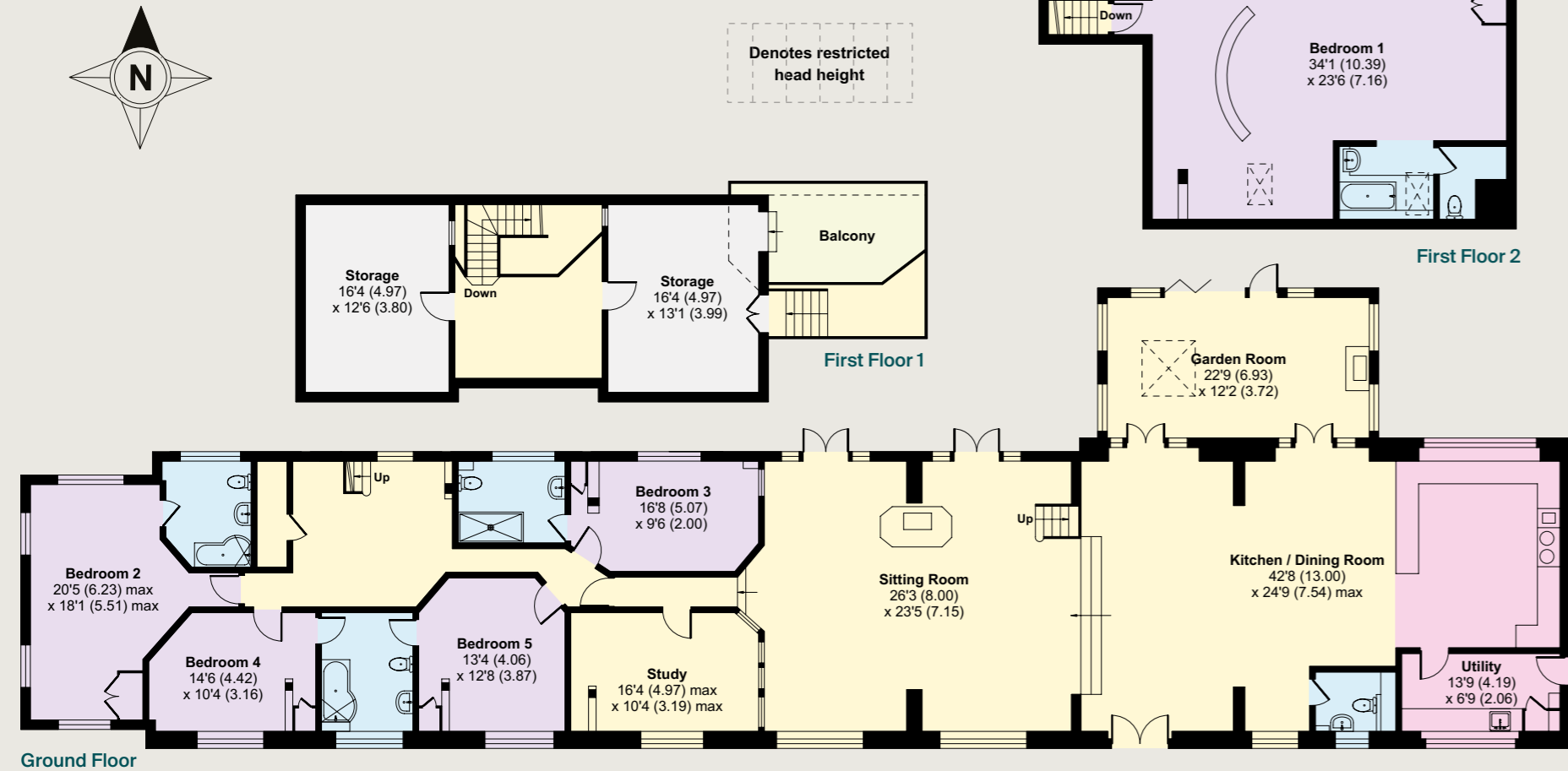
The house sits in approximately 1.5 acres of lawned gardens. Lot 1 also includes 5 equestrian paddocks, and a timber clad barn with 15 boxes, tack room and workshop (building 2 in the building plan on page 10).

In total approximately 7.47 acres.



LOT 1 - FAWLEY HOUSE

Approximate Gross Internal Floor Area  
= 4775 sq ft / 443.6 sq m  
Limited Use Area(s) = 16 sq ft / 1.4 sq m  
Total = 4791 sq ft / 444 sq m



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

LOT 2 - FAWLEY STUD

## Lot 2 - Fawley Stud

### The Old Granary and Granary Flat

The Old Granary offers excellent additional accommodation within the estate. Well presented, it features an open plan reception room, providing flexible spaces for family living, in addition there is a home office. The property includes four comfortable bedrooms and two bathrooms, making it ideally suited as a manager's/staff residence, guesthouse or multi generational living option.

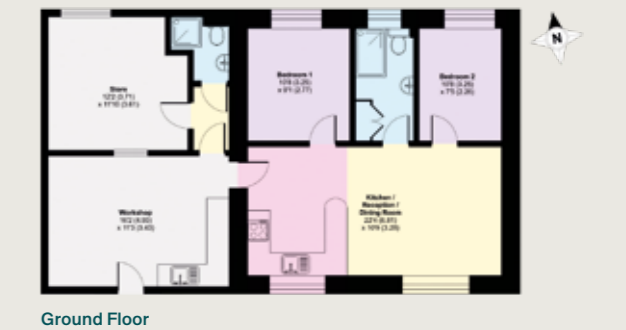
The Granary Flat provides further self-contained accommodation, perfect for staff, guests or family members. It offers a bright reception room, two bedrooms and a shower room, and practicality within the heart of the facilities.



The Old Granary Approximate  
Gross Internal Floor Area  
= 2717 sq ft / 252.4 sq m  
Limited Use Area(s) = 87 sq ft / 8 sq m  
Total = 2804 sq ft / 260.4 sq m



The Granary Flat Approximate  
Gross Internal Floor Area  
= 494 sq ft / 45.8 sq m  
Store/Workshop = 387 sq ft / 35.9 sq m  
Total = 881 sq ft / 81.7 sq m





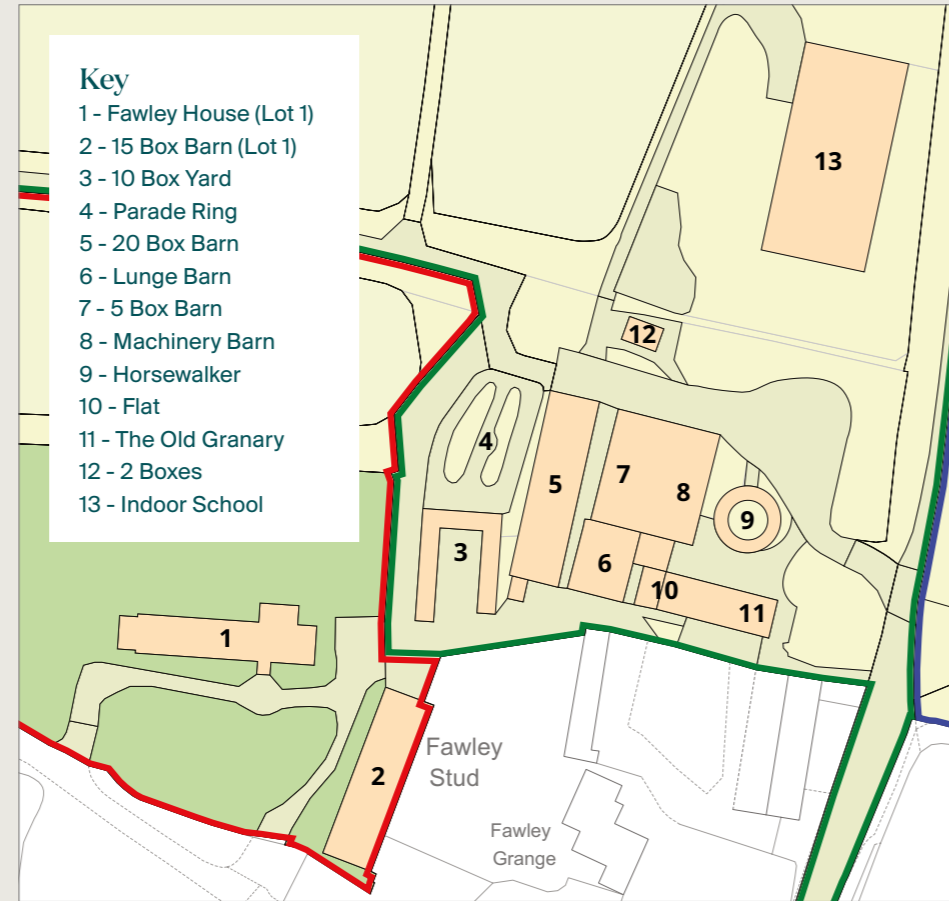
### The Stud Buildings

The numbers in the following refer to the adjacent building plan:

- A 10 box yard (3) of timber boxes with an arch leading to the parade ring (4), laundry room & WC, rug room and staff canteen.
- A 20 box barn (5) - Timber clad with 20 boxes and barrow shed.
  - Lunge barn / Covering shed (6)
- Storage barn (7) with 5 boxes and tack room, chalk floor, water, electrics.
- Machinery barn (8) with lean-to on one side.
- Horse Walker (9) with 6 bays and loading bay.
  - Two stand-alone isolation boxes (12).
- Superb Indoor School (13) Approx 44m x 22m with a sand and rubber surface.

### Additional Facilities

- Canter track - An all-weather oval approximately 480m round.
  - Gallop - 6 furlongs with a carpet surface - the top furlong and a half is wider to enable it to be used as a jumping lane.
    - Horsewalk in woodland.





## Paddocks

Beautiful, free draining downland paddocks in an idyllic setting.

The stud's attractive paddocks lie within a gently sloping valley amid classic rolling downland, with mature hedgerows that provide natural shelter. Set over chalk and sitting at elevations between 500 and 690 feet above sea level, the ground is naturally free draining, offering excellent year round conditions.

Close to the main buildings are seven well configured nursery paddocks, ideal for youngstock management. In total, lot 2 is approximately 116.06 acres, with 10 paddocks of varying sizes, providing exceptional flexibility for breeding, rehabilitation, grazing and tailored turnout programmes.

## Woodland

At the top of the farm lies a broad belt of woodland extending to approximately 5.9 acres. This peaceful, sheltered area offers a useful and versatile space for schooling or quiet hacking, adding to the stud's comprehensive range of equestrian facilities.



## Lot 3 - Additional Land

There are approximately 41.78 acres comprising a further three sizeable paddocks across the lane. Similarly to the rest of the land, these paddocks are free-draining downland paddocks, offering excellent conditions all year round. A small belt of woodland partly shelters the paddocks from the lane.



Lot 3



Lot 2

# General Remarks

**Method of Sale:** For sale as a whole or in three lots by private treaty.

**Stud Farm name:** The purchasers may take over the stud farm name.

**Services:** Mains electricity, with generator back up. Mains water.

There is a separate water meter for Lot 3.

Mains drainage for Fawley House and septic tank draining for The Old Granary and Flat

Under floor heating in part of Fawley House.

If lotted, services for the individual lots will be submetered.

**Planning and occupancy:** Fawley House is not listed. It was converted to residential following planning approval reference O2/O1969 and later amendments. There is no occupancy restriction.

Old Granary Cottage and Flat were built following planning approval reference O6/O2443.

The occupants should be employed at Fawley House Stud.

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

Property	Council Tax Band	EPC Band
Fawley House	G	D
Old Granary	E	C
Granary Flat	A	C

**Business Rates:** The Rateable Value is £32,000

**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, or plan on the interpretation of any of them, such questions shall be referred to the selling agents whose decisions act as an expert shall be final.

**VAT:** Any price guide given or discussed is exclusive of VAT. In the event that the sale of the property or any part thereof or any right attached to it becomes a chargeable supply for the purpose of VAT, such tax will be payable in addition. The agents are not aware of an option to tax.

**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. The privately owned road to the east of the Old Granary is subject to a right of way in favour of the adjoining North Farm Stud.

**Land Based Schemes and Designations:** The farm is located within the North Wessex Downs AONB. Apply to the agents for details of the Countryside Stewardship Scheme. The property is in a Nitrate Vulnerable Zone.

**Fixtures and Fittings:** The fixtures, fittings and equipment may be available to purchase at valuation; however, they are not included in the sale of the property.

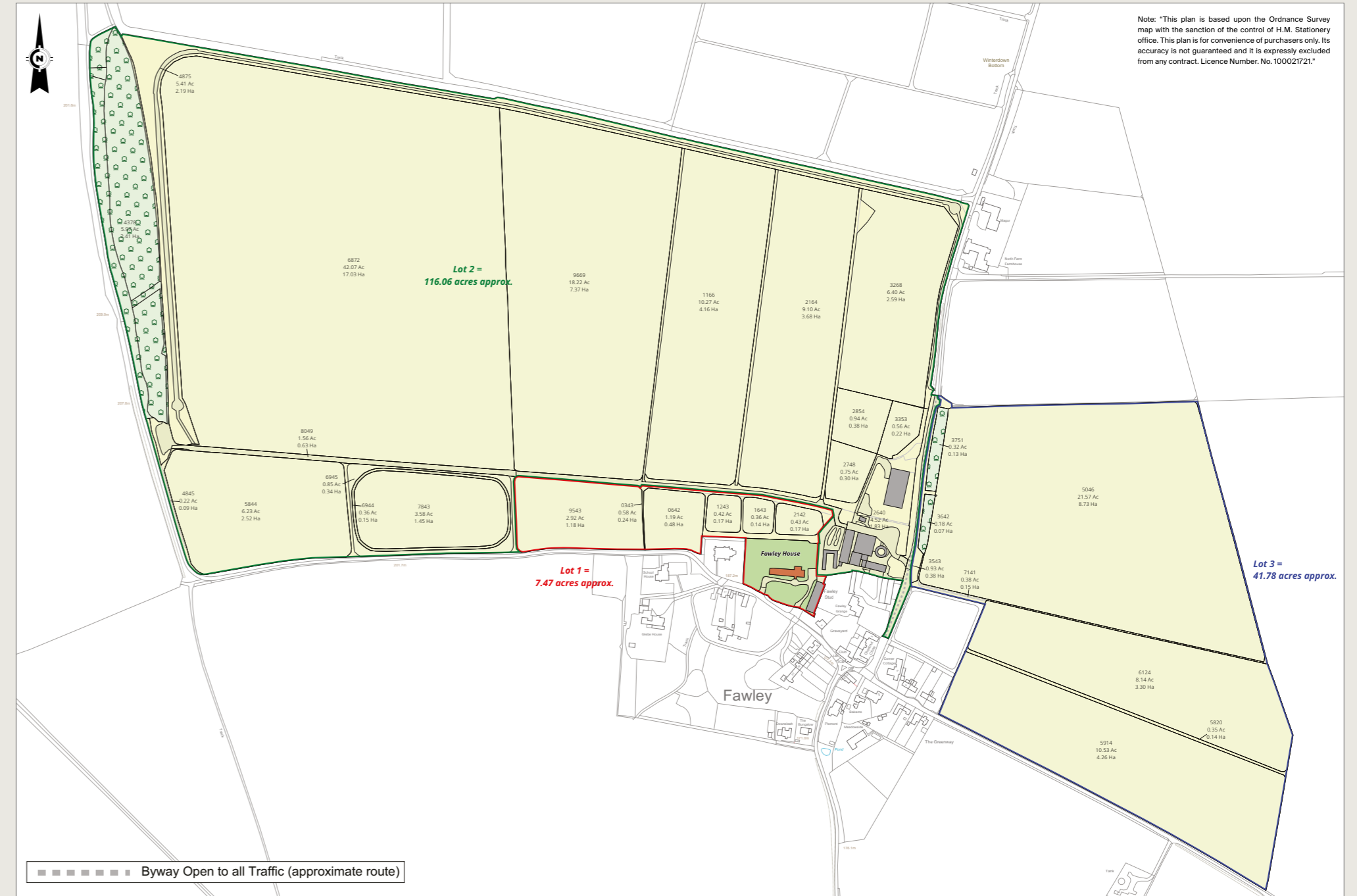
**Viewing:** Strictly by appointment with the Agents. Note that care must be taken when viewing in the proximity of horses.

## Directions

From the M4 (J14) take the A338 towards Wantage, go through Great Shefford and continue for 4½ miles, passing the turns to South Fawley and take the left turn to Fawley. Go up the hill to Fawley and just before Fawley church take the wrought iron gates on the right into Fawley House.

**Postcode:** OX12 9NJ

**What3Words:** ///lasts.tracking.myths





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