

# HEADLEY HOUSE — & — HEADLEY STUD

NEWBURY, BERKSHIRE, RG19 8LB





‘ONE OF THE COUNTRY’S FINEST  
PRIVATE EQUESTRIAN CENTRES’

# HEADLEY HOUSE — & — HEADLEY STUD

NEWBURY, BERKSHIRE, RG19 8LB

Kingsclere 3 miles | Thatcham 5 miles (London Paddington from 50 minutes) | Newbury 6 miles  
Basingstoke 11 miles (London Waterloo from 45 minutes) | M3 (J6) 11 miles | M4 (J13) 12 miles  
(Distances and times are approximate)

## HEADLEY FARMHOUSE

Reception hall, Dining room, Sitting room, Drawing room, Conservatory, Kitchen/breakfast room, Utility, 4 bedrooms, 2 bathrooms, WC, Swimming pool, Tennis court, Mature gardens, Impressive gym barn with sauna and steam room.

## ANCILLARY BARN

Reception room, Kitchen, Mezzanine, Bathroom, 3 stables, 3 bay car port.

## THE GUEST HOUSE

Reception room, Kitchen, 2 bedrooms, 2 bathrooms, Dressing room, Utility, WC, Pool changing room with WC and shower room.

## HEADLEY HOUSE RE-DEVELOPMENT SITE

Site with planning permission for a 16,000 sq ft Country House

## EQUESTRIAN CENTRE

Indoor school with Martin Collins surface (48m x 25m), 47 stables, 4 solariums, 4 wash bays, 4 grooming bays, 4 tack rooms, 2 laundry rooms, 3 feed stores, Staff room, Office, viewing area and bar.

10 further foaling stables, Vehicle barn, Workshop, Staff room, Covered horse walker, Lunging ring with Martin Collins surface, Outdoor manège with Martin Collins surface (45m x 70m).

Extensive post and railed paddocks, Woodland with all weather gallop and exercise track with Martin Collins surface (2.15km/1.33 miles).

## STAFF ACCOMMODATION

There are up to 6 self-contained units within the Centre which are currently used for staff accommodation or as offices.

**In all about 188 acres (76 hectares)**

**For sale freehold**



Viewing by appointment only.  
These particulars are intended only as a guide and must not be relied upon as statements of fact.  
Your attention is drawn to the Important Notice on the last page of this brochure.



# LOCATION

Headley House and Stud is positioned in an attractive rural setting on the edge of the charming village of Headley. Headley has a local shop and post office, while nearby village Kingsclere provides everyday essentials, and more extensive amenities can be found in the larger towns of Basingstoke, Newbury and Reading.

The property is ideally located for schooling. Cheam School is less than half a mile away, and there are numerous other excellent schools in both the state and private sector located nearby. Examples include Ashford Hill Primary School, St Gabriel's, Horris Hill, Thorngrove, Brockhurst & Marlston House, and Elstree.

Headley House and Stud has excellent transport links, with the nearby M3 providing access to London and the south, and the M4 leading west. Rail services from Newbury, Basingstoke and Thatcham provide direct access to Paddington or Waterloo within approximately 50 minutes.

Sporting in the area includes racing at Newbury and golf at Kingsclere and Newbury.





# HEADLEY FARMHOUSE

Headley Farmhouse is a pretty Grade II listed, four-bedroom farmhouse presented in excellent order having been refurbished by the current owners. Positioned at the head of the tree lined drive, the property sits perfectly at the centre of its land, set within a part-walled gravel courtyard. To the rear

of the farmhouse is a walled, terraced entertaining area, with covered outdoor dining as well as a swimming pool and hot tub. Within the courtyard are two beautifully converted timber-framed barns. The first currently used as a

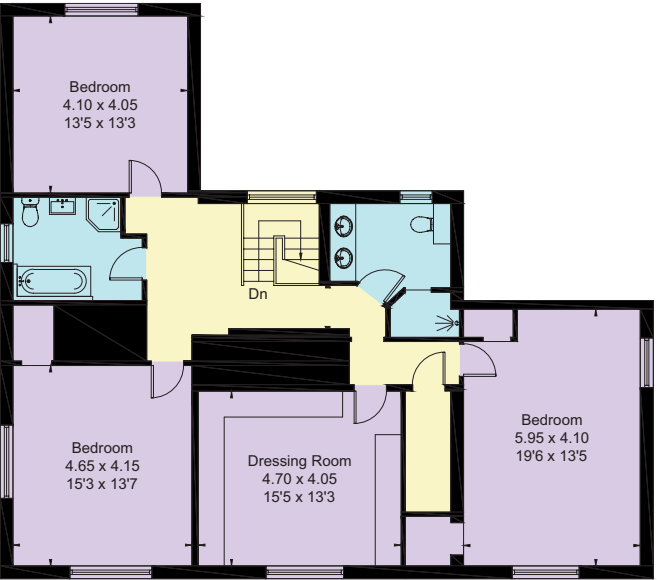
modern gym complex, also incorporating a sauna and steam room and decking with a large hot tub. The tennis court sits adjacent to the equestrian complex, on the approach to the house.







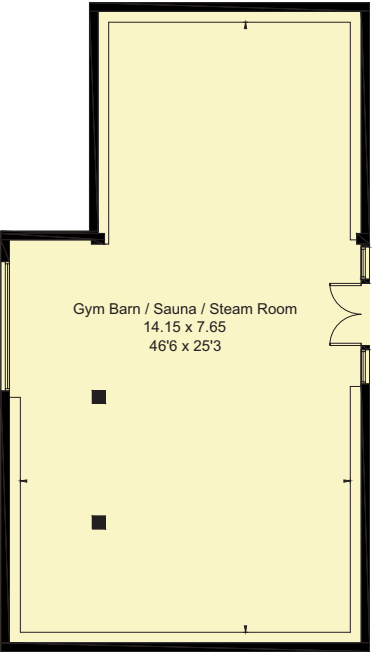
# HEADLEY FARM HOUSE



FIRST FLOOR



GROUND FLOOR



GYM BARN

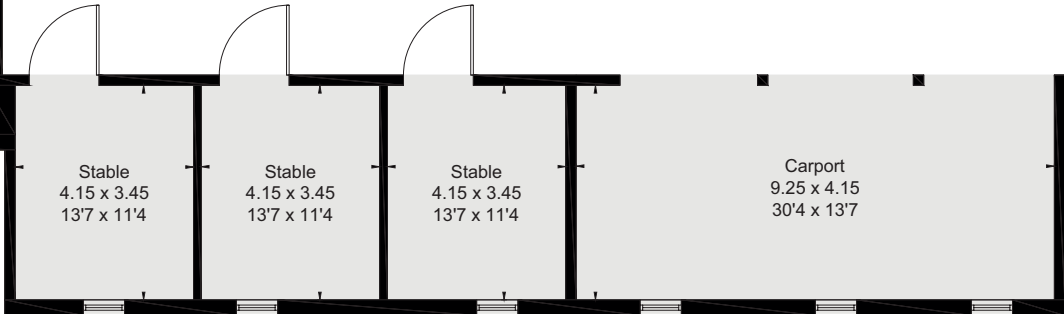
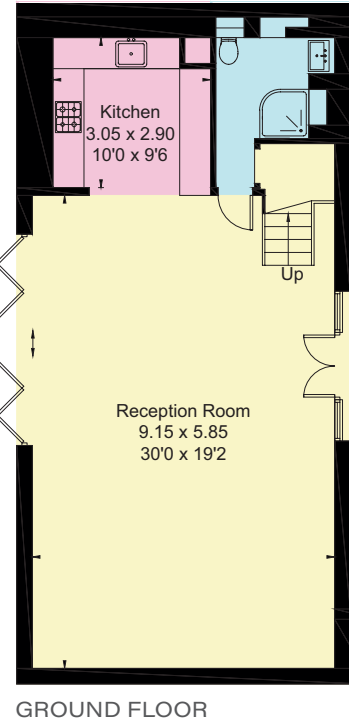
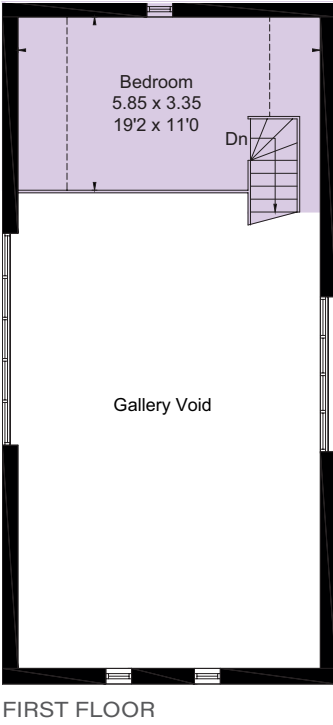
**Approximate Gross Internal Floor Area:**  
 Headley Farmhouse - 291 sq m (3,132 sq ft)  
 Gym Barn - 98 sq m (1,055 sq ft)  
 Total - 389 sq m (4,187 sq ft)  
*For identification only, not to scale.*  
*Buildings not shown in actual location / orientation.*



# ANCILLARY BARN

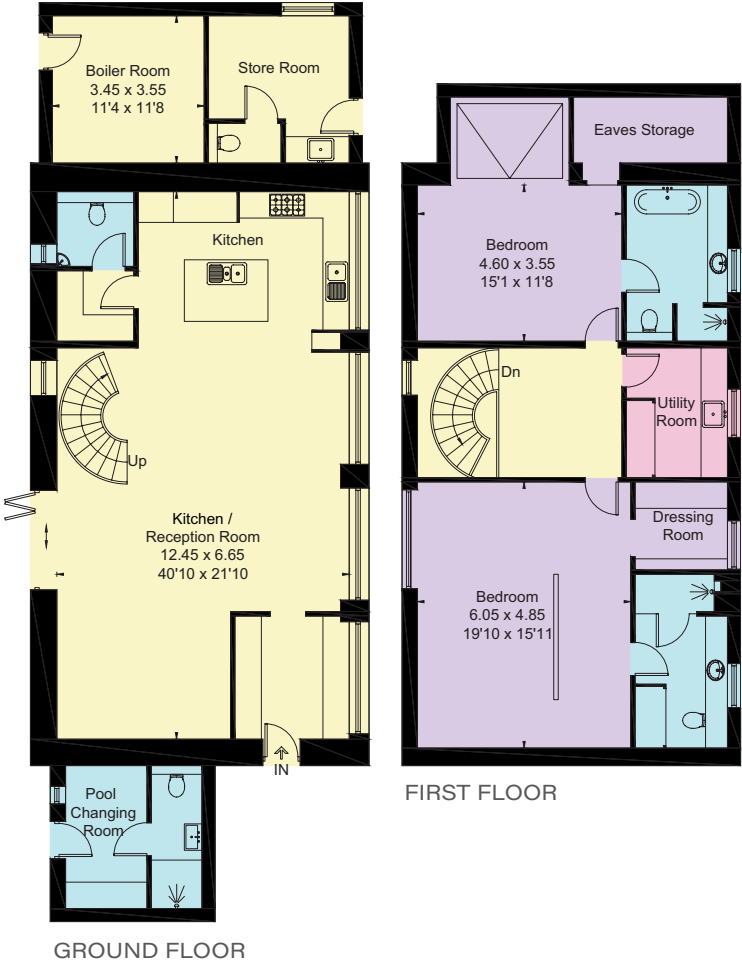
The second converted barn provides a flexible space with a kitchen, bathroom and an open mezzanine. Attached are three brick-built stables and a three-bay open-fronted garage block.

**Approximate Gross Internal Floor Area:**  
Ancillary Barn (excludes gallery void) - 85 sq m (915 sq ft)  
Carport & Stables - 83 sq m (893 sq ft)  
Total - 168 sq m (1,808 sq ft)  
*For identification only, not to scale.*



# GUEST HOUSE

Adjacent to the swimming pool sits the Guest House, offering exceptional guest accommodation. There are two spacious en suite bedrooms upstairs, whilst the ground floor offers excellent open-plan entertaining space, kitchen and WC, and provides easy access to the pool area. There is a pool changing room with WC and shower room attached.



**Approximate Gross Internal Floor Area:**  
Guest House (includes Pool Changing & Boiler Stores) - 217 sq m / 2,336 sq ft  
*For identification only, not to scale.*



# HEADLEY STUD

The equestrian centre at Headley Stud is exceptionally well equipped and is one of the finest of its kind in the country. It is well laid out to enable the best possible care of competition horses.

The central building is the heart of the equestrian operation in which the 47 stables are positioned to the southwest and north of the indoor school (48m x 25m) with a Martin Collins surface. To allow for flexible use there are 4 bays set up for wash downs with solariums, 4 grooming bays, 4 tack rooms, 3 feed stores, 2 laundry rooms, and a separate staff room.

To the east of the indoor school there is an extensive viewing area and bar, as well as an office and reception.

The recently renovated staff accommodation comprises six individual living / office units and is positioned to the northeast of the indoor school.

Additional facilities in the equestrian complex include a large Olympic size outdoor manège (45m x 70m) with Martin Collins surface, a lunge ring and covered horse walker.

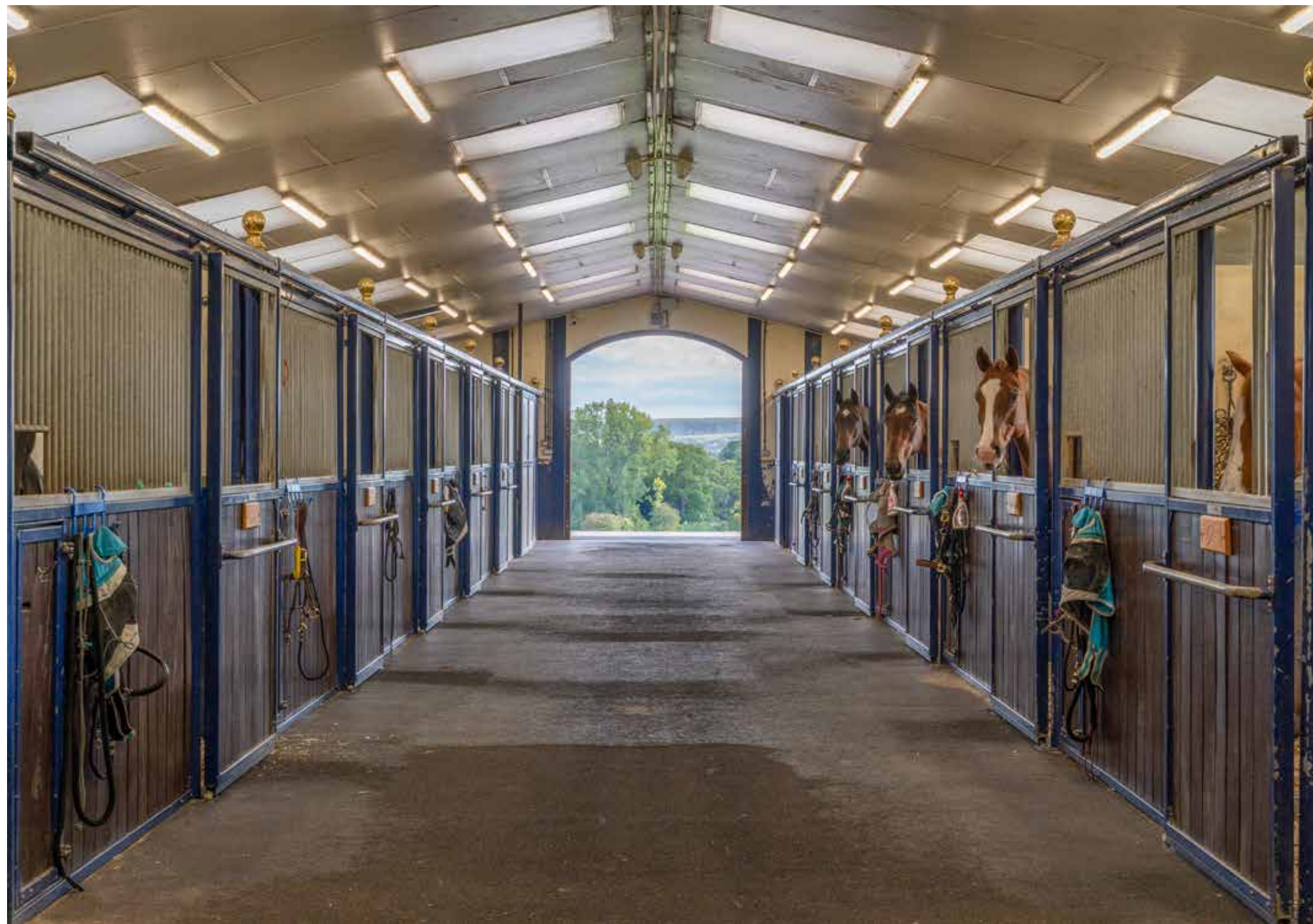
There is also a further foaling block with 10 stables, all equipped CCTV and heat lamps, and a large general purpose barn, currently used for vehicle storage and as a workshop.

The equestrian centre sits within approximately 71 acres (29 ha) of post and rail paddocks and pasture, with an approximate further 104 acres (42 ha) of woodland.

The land also comprises an extensive all-weather gallops and exercise track, running 2.15 km (1.33 miles) with a Martin Collins surface. Situated within the woodland, the track takes full advantage of the land's natural contours to provide excellent fitness training facilities for horses.



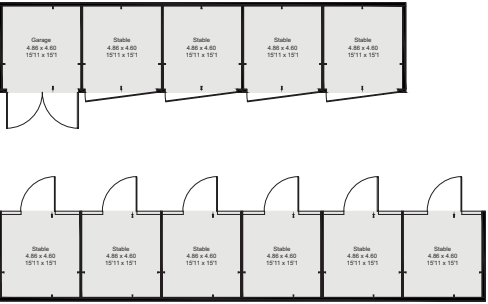








FOALING STABLES



VEHICLE STORE



EQUESTRIAN CENTRE

**Approximate Gross Internal Floor Area:**  
Equestrian Centre (includes Flats & Office Areas) - 3,754 sq m (40,408 sq ft)  
Vehicle Store - 747 sq m (8,041 sq ft)  
Foaling Stables - 251 sq m (2,702 sq ft)  
Total - 4,752 sq m (51,151 sq ft)  
*For identification only, not to scale.  
Buildings not shown in actual location/  
orientation.*







# HEADLEY HOUSE RE-DEVELOPMENT SITE

Planning permission has been granted for a spectacular 16,000 sqft country house as a replacement dwelling on the site of a now-derelict property.

The replacement dwelling would require the demolition of the adjacent Keeper's Cottage, a 3-bedroom cottage which is also now derelict (alternatively it's replacement is subject to separate planning permission).

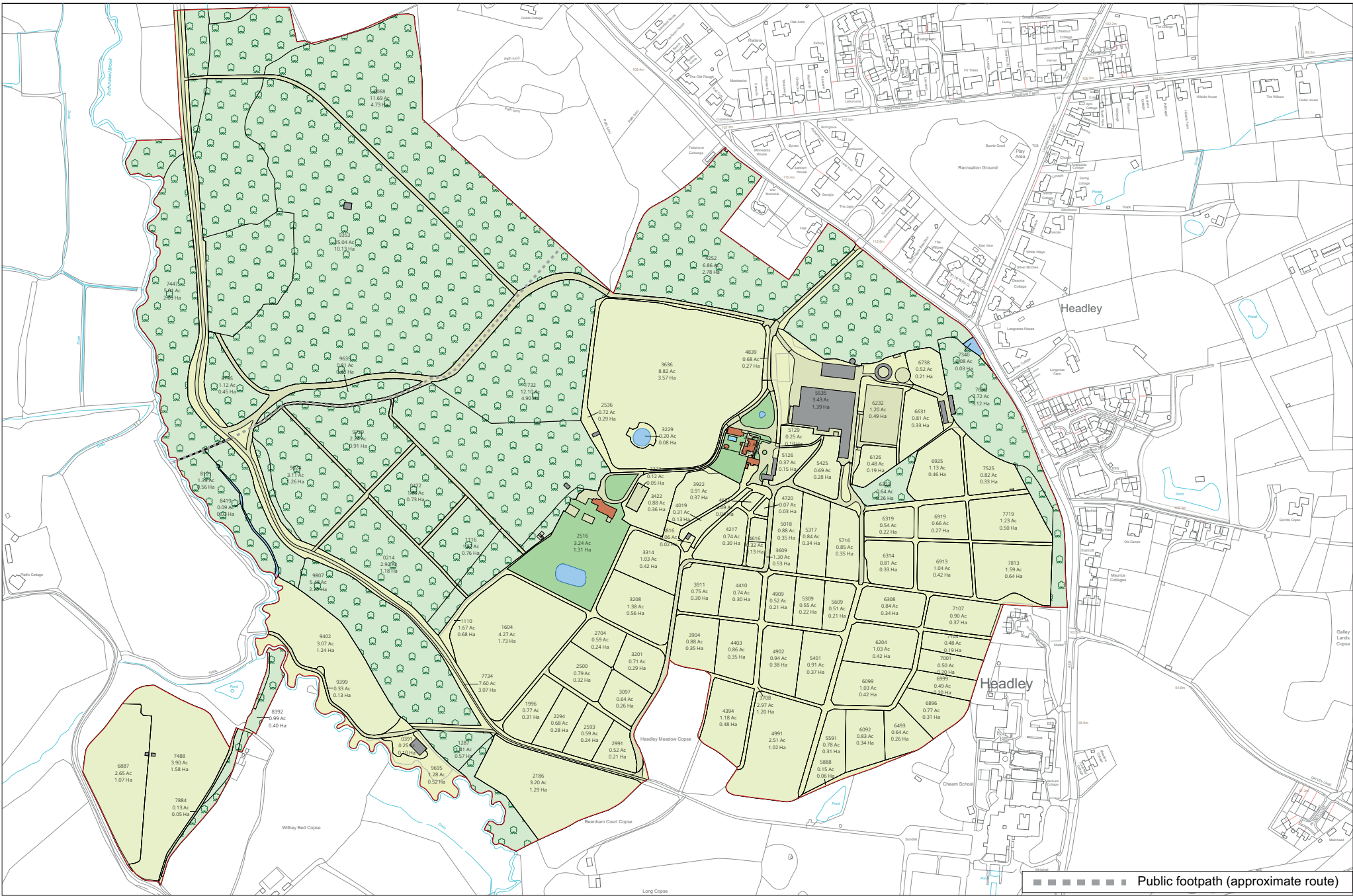
The permission has been lawfully commenced on site and the design updated in accordance with planning ref: 20/01737/ROC. For further information about the design, please contact the selling agents.



PROPOSED NORTH ELEVATION



## BOUNDARY PLAN





# GENERAL REMARKS AND STIPULATIONS

## METHOD OF SALE

The property is offered for sale freehold with the benefit of vacant possession.

## SPORTING, TIMBER AND MINERAL RIGHTS

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

## EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The property is offered as appropriate with rights of way either public or private, wayleaves, easements and other rights of way whether these are specifically referred to or not. There is a singular public right of way over the land. For further information please contact the vendor’s agent.

## PLANNING INFORMATION

- Headley Stud Farmhouse and timber barns are Grade II listed.
- The occupancy of the Headley Stud Farmhouse and the staff accommodation in the Equestrian Centre is restricted to those employed at or associated with the Stud.
- Headley Stud Farmhouse and the Equestrian Centre cannot be occupied, let or sold separately.
- The Equestrian Centre buildings and outdoor school shall only be used as a training centre and stud and cannot be opened to the public.

## FIXTURES AND FITTINGS

All fixtures, fittings and chattels, whether referred to or not, are specifically excluded from the sale. This includes carpets, curtains, light fittings, freestanding domestic and electrical items, garden machinery and agricultural machinery.

## PLANS, AREAS AND SCHEDULES

These are based on the Ordnance Survey and are for reference only. They have been checked and completed by the vendor’s agents and the purchaser will be deemed to satisfy himself as to the description of the property. Any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

## SERVICES

Mains water, mains electricity (single and 3 phase), LPG gas tank, ground source heat pump, and oil supply, private drainage.

## VAT

Any guide price quoted or discussed are exclusive of VAT. Part of the property is chargeable for the purposes of VAT and such tax will be payable by the purchaser.

## EPCS

The EPCs for the various properties that require them are attached to this brochure. If the EPCs have become detached please contact the selling agents.

## VIEWINGS

All viewings are strictly by appointment with the Vendor’s agent, Knight Frank.

## DIRECTIONS

From Junction 13 take the A34 south bypassing Newbury to the Tot Hill and Burghclere Exit, taking the first left back towards Newbury. At the next roundabout, turn right towards Basingstoke (A339). Go to Headley and 250 yards beyond the turning to Ashford Hill is the brick piered entrance to Headley Stud, which is found on your right hand side.



Viewing strictly by appointment only.  
Please contact the selling agents:



**Knight Frank Country Department**  
55 Baker Street  
London W1U 8AN

**Will Matthews**  
+44 (0) 44 20 7861 1440  
will.matthews@knightfrank.com

**Knight Frank North Hampshire**  
Matrix House, Basing View  
Basingstoke RG21 4FF

**Clive Moon**  
+44 (0) 1256 630 976  
clive.moon@knightfrank.com

[www.knightfrank.com](http://www.knightfrank.com)

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP nor any joint agent in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated September 2025. Photographs dated September 2025. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

© Designed & produced by Bespoke Brochures | [bespokebrochures.co](http://bespokebrochures.co)



