



SAXON HOUSE STABLES

Upper Lambourn, Berkshire



AN EXCITING AND RARE OPPORTUNITY TO CREATE A FANTASTIC HOME WITHIN AN HISTORIC TRAINING YARD

Planning permission has been granted to convert a charming period barn
into a wonderful modern house with stabling

Summary of potential accommodation

Barn

Kitchen/dining room | Sitting room | Two double bedrooms with adjoining bathrooms | Utility | Pantry | WC

Adjoining annexe

Sitting room | Kitchen/dining room | Bedroom | Bathroom | Boot room/utility

Stabling

30 Loose boxes

Distances: Lambourn village centre ½ mile, M4 J14 5 miles, Hungerford 8 miles (London Paddington 65 minutes)

Wantage 8 miles, Newbury 12 miles, Didcot 17 miles (London Paddington 45 minutes)

(All distances and times are approximate)

LOCATION

Saxon House Stables are situated in Upper Lambourn within an Area of Outstanding Natural Beauty. Lambourn village is about half a mile away and offers a good range of shops and day-to-day facilities, with more comprehensive amenities being available in Hungerford, Wantage and Newbury. Communications are excellent with J14 of the M4 being about 5 miles away; there are stations at Hungerford, Newbury and Didcot. There are many popular schools in the area including Pinewood, Marlborough College and Downs House.

The racehorse training facilities centred at Upper Lambourn are second to none in the racing world, following a decade of being upgraded by The Jockey Club. The gallops include artificial surfaces of varying distance and gradient.

Saxon House Stables are the core of the training yard made famous by the late Fulke Walwyn who lived in the adjacent house from 1944 to 1991



THE PROPERTY

The current design for the thatched barn allows for extensive reception areas, open to the rafters, and three bedroom suites, however there should be scope for variation.

Saxon House Stables is a wonderful property with the historic stables in three brick ranges round a quadrangle, making an attractive setting for the thatched barn. The north western stable range has first floor storage, once used as accommodation by the U.S. Army in 1944. Full detailed planning permission and Listed Building Consent was granted in December 2025 allow for the 'Conservation and alteration of Grade II Listed Barn for residential use and associated works'. Please note, the development is subject to payments under the West Berkshire Community Infrastructure Levy. For more information and the full planning application, please refer to Application No.25/01380/FUL



A planning condition advises the occupier to be “solely or mainly employed at Saxon House Stables as a racehorse training yard or other uses essential to the horse racing industry”.

PROPERTY INFORMATION

Local Authority: West Berkshire Council

Council tax: n/a

Rateable Value: The Rateable Value of the stables is £19,000, payable at 43.2p in the £

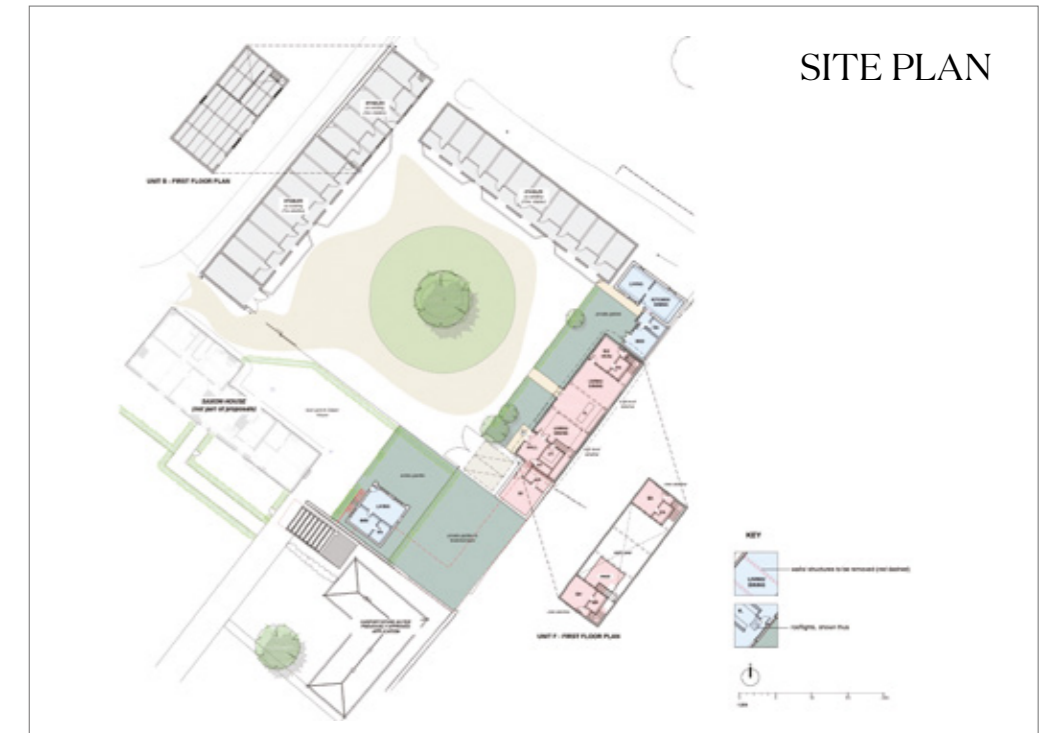
Tenure: Freehold

Post Code: RG17 8QH

What3words: ///mandolin.promotes.middle

Services: Mains water and electricity are in place. A connection will need to be made to the mains drains.

Viewing: Viewing by prior appointment only with the agents.



PROPOSED FLOOR PLAN



Approximate Gross Internal Area = 0000 sq m / 0,000 sq ft
(Including XXXXX / XXXXX)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.





We would be delighted
to tell you more.

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