





Set in a stunning elevated position with far reaching views across an Area of Outstanding Natural Beauty, in 6 acres including post and railed paddocks, a substantial 5 bedroom detached house, 12 stables, tack/feed room, hay barn, flood lit ménage. Exceptional riding directly onto the bridleway network and Ridgeway.

The tackroom/feedroom could be converted to provide ancillary accommodation (subject to any necessary consents).

Follyfoot House is approached via a sweeping gravel drive through a set of electrified timber gates. There is a gravel parking area to the side of the house. The lawn gardens are to the front and side of the house. There is a terraced area and raise beds to the rear.

The current owners extensively re-furnished both the interior and exterior of the house after purchase.

The Majority of the living accommodation is on the first floor and benefits from far reaching views from both aspects. On the ground floor there is a

utility/boot room with space for a washing machine and tumble dryer, fitted units and a sink and ample space for hanging coats and for boots. There are 5 double bedrooms and 3 bathrooms.

The master en-suite comprises a large double bedroom and an en-suite bath and shower room, the other 4 double bedrooms have the choice of 2 family shower/wet rooms.

There are 2 staircases that access the first floor.



To the westerly end of the house there is a sitting room/snug adjacent to this is an office. The remainder of the first floor comprises a substantial kitchen/dining room/family room. The kitchen has an island unit with a range cooker installed and a seating area opposite. There is room for a large Rangemaster fridge/freezer, dishwasher and ample fitted units. In the family/dining area there are floor to ceiling windows which look out over the ménage and the land beyond. There are far reaching views from almost all of the first floor. Engineered oak floors are laid throughout the house apart from the 3 bathrooms which have slate floors.

Through a timber gate and to the side of the house is the stable yard which consists of a row of 12 traditional brick built stables and a good sized feed room/tack room and a WC. There is plumbing for an industrial washing machine. There is a concrete yard in front of the stables which provides an area for lorry parking and other uses.

There is a hay/tractor barn at the far end of the stable yard. Opposite the yard is a 40x20 flood lit ménage, the surface has been re-conditioned.

Access to the paddocks are through a gate between the ménage and the stable yard, there are 4 post and railed paddocks which rise gently to the southerly most boundary of the property. Each paddock is connected for mains water.

Importantly there is access directly onto the bridleway which runs adjacent to the paddocks. The riding is considered to be exceptional, the bridleway leads onto the Ridgeway, which provides hundreds of miles of breath-taking routes across the Downs through an Area of Outstanding Natural Beauty.

There are numerous other equestrian facilities in the area for eventing, racing, dressage and show-jumping if required as well as an active and well subscribed local pony club.





Lambourn is the home of National Hunt Racing and therefore well served by a range of services for Vets, Farriers, Horse Transport and equestrian related services.

There is a wealth of cycling, riding and walking opportunities in the area, whilst being conveniently located with good access to both Junction 14 (6 miles) and Junction 15 (7 miles) of the M4. There are a good selection of places to eat out in the vicinity.

Mainline Railway Stations to London Paddington from either Hungerford (9 miles) or Swindon (11 miles) Didcot
Lambourn has a wide range of shops including, Co-Op, Post Office, Butchers, Doctors surgery, Dentist, Vets, Barbers, Hairdressers, various eateries.

The Market town of Hungerford (9 miles) has extensive shopping and a larger Tesco store. The market town of Marlborough (10 miles) has a Tesco and a Waitrose and extensive shopping.

Pinewood Preparatory School is circa 9 miles
Services - Oil Central heating, Septic tank, Mains Water and Electricity.

Equestrian Tie: The occupation of the new dwelling known shall be limited to a person solely or mainly employed, (or retired through old age or ill health), within the holding known as Follyfoot Stables or a dependent of such a person residing with that person (but including a widow of such a person), on the land identified in this planning permission and shall not be sold or leased as a separate planning unit from the main holding.

DISCLAIMER

These particulars have been prepared with the utmost care but their accuracy including text, measurements, photographs and plans is for the guidance only of prospective purchasers and must not be relied upon as statements of fact. Their accuracy is not guaranteed. Descriptions are provided in good faith representing the opinion of the vendors' agents and should not be construed as statements of fact. Nothing in these particulars shall be deemed to imply that the property is in good condition or otherwise, nor that any services, facilities, fixtures and fittings are in good working order. These particulars do not constitute part of any offer or contract.

Every effort has been taken to ensure that all statements contained within these particulars are factually correct. However, if applicants are uncertain about any relevant point, they are advised to ring this office for clarification. By doing so they may save themselves an unnecessary journey. All measurements given are approximate and are wall to wall unless stated otherwise.

Viewing strictly through sole agents Kidson-Trigg
01793 781937



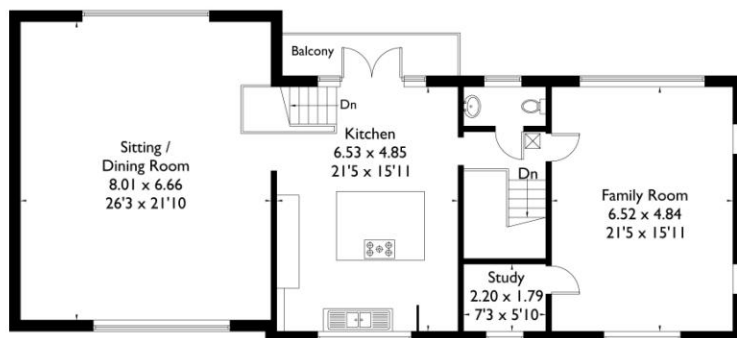
**Kidson
Trigg**

Estate Agents, Chartered Surveyors & Auctioneers



Follyfoot House, Greenways, Lambourn, Hungerford, RG17 7LG

Approximate Gross Internal Area
269.3 sq m / 2898 sq ft



First Floor



Ground Floor

FLOORPLANZ © 2018 0203 9056099 Ref: 212043

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



- Substantial 5 bedroom detached house
- Circa 6 acres, post and railed paddocks
- 12 stables
- Hay Barn/agricultural building
- Flood lit ménage
- Exceptional riding directly from the property
- Elevated position with far-reaching rural views
- Well-equipped and popular village
- Private drive with electrified gates
- Convenient location Junction 14 M4, 5.5 miles