





This is a rare opportunity to acquire 7.5 acres of land with well-constructed and maintained stables, tack-room, feed-room, storage, a 40 metre by 20 metre floodlit manege with a sand and clop surface re-furbished circa 5 years ago set in an idyllic rural location. The land is well managed permanent pasture bordered by mature hedges and trees and post and rail divisions (no wire to the property at all) with miles of off-road riding (cycling and walking) available along the stunning and historic Ridgeway network.

The land and stables to the rear of Grove Cottages Hinton Parva are accessed via a right of way over a well-established hardcore track. The stables, manege and fields are adjacent to another yard (see plan) which has been retained by the current owners to facilitate their two retired horses. NB There may be an opportunity to acquire these adjacent barns, stables and 4 or so acres at some point in the future.

The property consists of two timber stable blocks both with concrete standing areas to the front. One stable block has 5 stables, a tack room/store room and feed room. The other stable block has two stables and a covered storage area. There is a well established track between the two stables which leads to the manege which is fenced and accessed via a timber gate. The fields are split



into one large field and a small field. Riding from the property is out via the access track and then through the village of Hinton Parva and up onto the Ridgeway.

There is electricity and water to the stables.

There is mains water to the fields by way of a trough.

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
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Points of Note;

- 7.5 acres
- 7 good sized stables
- Tack room/store room, feed room
- 40x20 Flood-lit manege with sand and clopp surface
- Field bordered by mature hedges and fields, post and rail dvisions
- Set at the foot of the Ridgeway and Lambourn Downs (AONB)
- Excellent and extensive 'off-road' riding across the Ridgeway Network
- Well-constructed and maintained stables
- Well-managed paddocks
- Idyllic and peaceful location