

HODCOTT HOUSE & WEST ILSLEY STABLES

WEST ILSLEY | BERKSHIRE





Lot 1 - Hodcott House

HODCOTT HOUSE & WEST ILSLEY STABLES

WEST ILSLEY | NEWBURY | BERKSHIRE

Wantage 7.5 miles • Didcot Parkway 9 miles (London Paddington 35 minutes) • Newbury 12 miles (London Paddington 40 minutes) • Oxford 17 miles • London 64 miles
(Distances and times are approximate)

A famous horse racing yard at the centre of which is a charming, immaculate country house with extensive stabling, cottages and office space set in 62.72 acres, previously owned by The Royal Family.

ACCOMMODATION AND AMENITIES

Main House - Dining hall • Drawing room • Sitting room • Study • Family room • Snug • Kitchen/breakfast room • Utility room
Larder • Boot room • Two WCs

Principal bedroom suite with two dressing rooms and en suite bathroom • Five guest suites

Formal gardens • Garaging for two cars • Storage barn • Green house

Equestrian Facilities - 105 loose boxes • 35 stalls • Covered trotting ring • Lunging ring • Covered horse walker

Office Space - 5,231 sq ft office space with connecting 2 bedroom flat

Ancillary Staff/Groom Accommodation - 3 x three bedroom flats above the stables • 2 x two bedroom semi detached cottages
5 x three bedroom detached bungalows • 8 x three bedroom semi detached bungalows • Former hostel

In all approximately 62.72 acres

For sale as a whole or in 6 lots



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 the brochure.

SITUATION

Hodcott House & West Ilsley Stables are set in a peaceful setting to the south east of the village of West Ilsley.

Nestled in the heart of the West Berkshire Downlands, West Ilsley is a quintessential English village with a cricket pitch and local pub at its centre. Its thriving community, the beautiful scenery and rich local history dating back to beyond the Domesday book make it a wonderful place to live. This small pretty village is set in a hollow beneath the nearby Ridgeway path with stunning rolling countryside. The property is surrounded by rolling countryside in an Area of Outstanding Natural Beauty.

Comprehensive amenities can be found in nearby Newbury, Reading and Oxford.

The area is well served by both state and private schools and is in the catchment area for the Ofstead Outstanding Downs school in Compton. Other schools in the area include The Ilsleys Primary School in East Ilsley, Downe House, Brockhurst, St Gabriel's, Horris Hill, Elstree, Cothill, Chandlings, St Hughs, Radley College, Abingdon School, St Edwards, The Dragon, St Helens and St Katherine in Abingdon.

There are endless recreational opportunities in the village of West Ilsley, with a Cricket Club and tennis club as well as wonderful walks in the locality. Racing can be found at Newbury and Ascot and there are multiple golf courses nearby along with fishing, hunting and shooting all within easy reach.

Communications in the area are excellent, with a fast service into London Paddington from Didcot Parkway and Newbury stations, taking 35 minutes and 40 minutes respectively. Road links are also extremely good, with the A34 at East Ilsley giving quick access onto the M4 to Reading, London or the west.



HISTORY

Captain Richard Gooch was the first documented trainer to lease the yard from the Lockinge Estate in 1919, before Jack Colling truly began West Ilsley's emergence as a base famous for preparing top class thoroughbreds. Colling was famous for saying 'Give me a stable of geldings and I'll have the bookies crying for mercy'. He was a stout believer in the soundness, consistency and courage of geldings and famously trained the Hyperion gelding, High Stakes to win 34 races. Although capable of training very good horses such as West Ilsley's first Classic winner Ambiguity and top class performers Hornbeam, Counsel and Rosalba, he was a master at placing moderate horses to win races and good horses to win plenty. Upon his retirement in 1962, Colling sold the yard to a long standing patron, The Hon. Joã Jacob Astor. Astor's appointment of Colling's successor and subsequent expansion of the yard, led to West Ilsley becoming a dominant force in racing. Astor appointed Major W.R. Herr, who would

become a horseracing legend. From 1963 to 1989, he sent out no fewer than 25 Classic Winners from West Ilsley, with Brigadier Gerard, Bustino, Henbit, Troy and Nashwan among them. Height of Fashion might not have been a Classic Winner, but the Major's handling of her to multiple group victories was enough to convince Sheikh Hamdam Al Maktoum to purchase her from The Queen. It is understood, Her Majesty, bought West Ilsley with the proceeds in 1982. After Major Herr's departure from West Ilsley at the start of the 1990's, his successor Lord Huntingdon continued the Yard's tradition of sending out top class performers. He won three successive Ascot Gold Cups with Indian Queen in 1991 before Drum Taps made the race his own in 1992 and 1993.

In 1999 the current incumbent arrived having purchased West Ilsley Stables from Her Majesty The Queen. He has continued a fine track record sending out over 2,000 winners.

LOT 1 ~ HODCOTT HOUSE

This charming house is perfect for entertaining and family life. The house has been beautifully renovated by the current owners and offers a high standard of living with extensive entertaining space. At the centre of this wonderful family home is large family kitchen/dinning room with an Aga and a Smallbone

kitchen. In addition the house also benefits from a drawing room, sitting rooms and family rooms as well as a utility room and boot room.

The impressive main suite has 2 dressing rooms and a bathroom and enjoys views over the surrounding countryside. There are a

further five bedroom suites, one of which has its own separate stairs and dressing room, it would be possible to create a self contained flat within the house.

Adjacent to Hodcott House is garaging and within the garden is a green house and a large

period timber framed barn which is currently used for storage. This offers potential for conversion subject to planning.

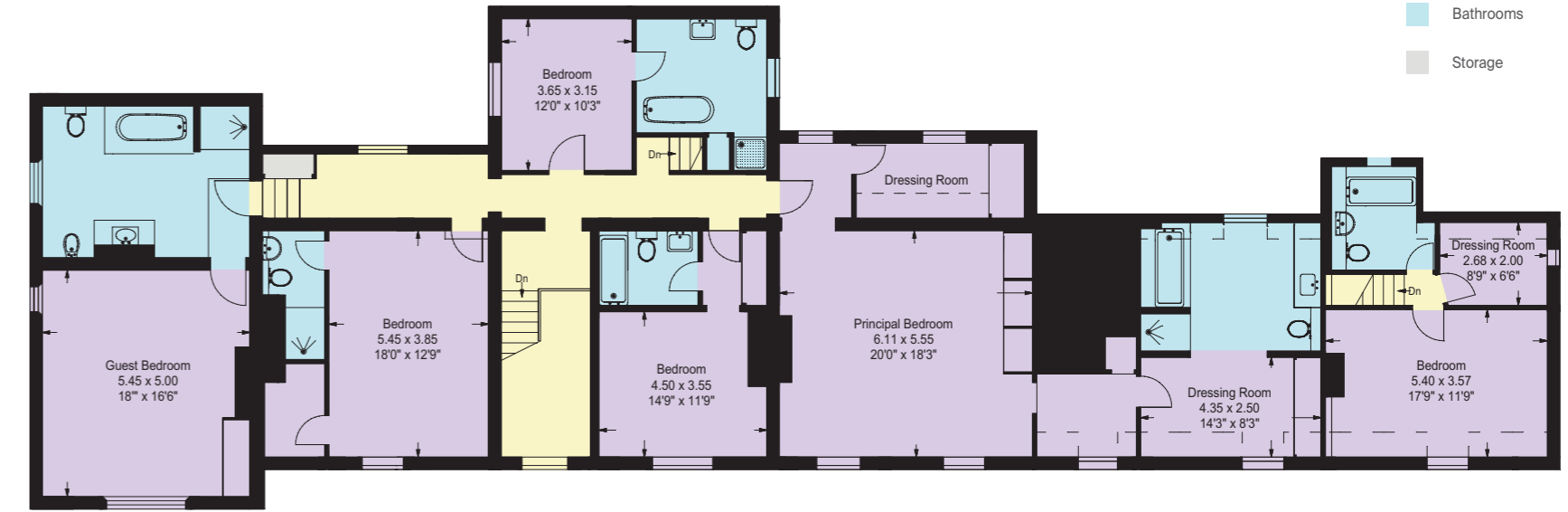
The property is approached via a tree-lined drive.

About 8.22 acres.

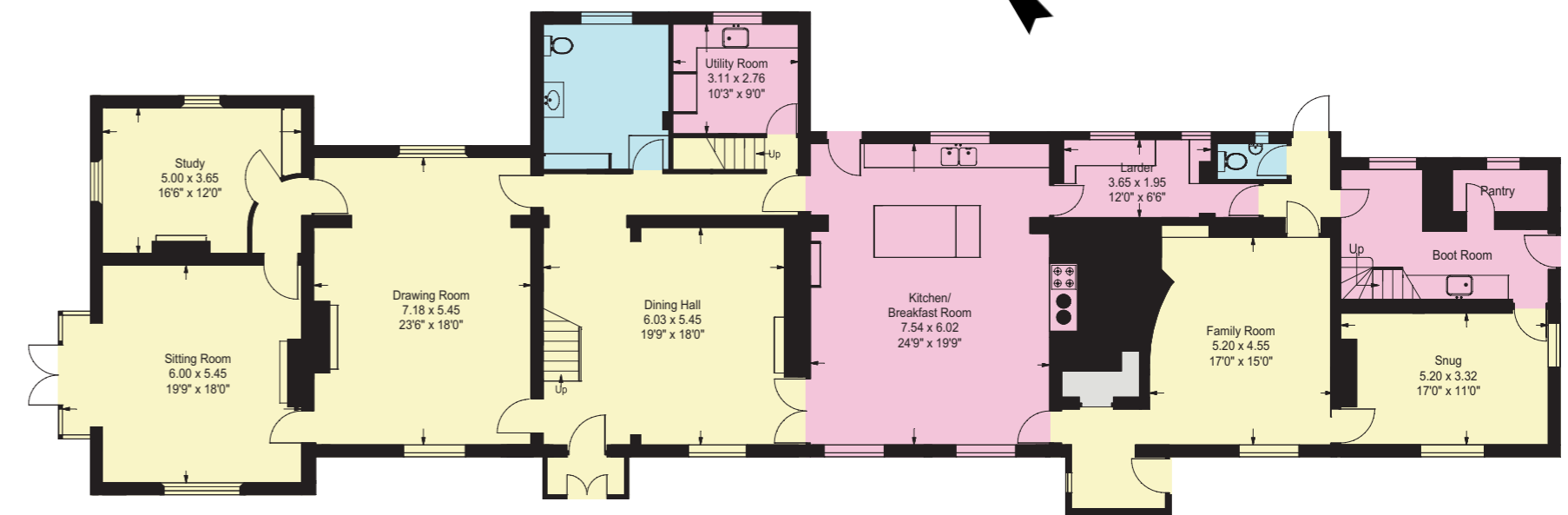


HODCOTT HOUSE FLOOR PLANS

- Reception Rooms/General Circulation Areas
- Kitchen/Workshop/Utility/Plant
- Bedroom/Dressing Rooms
- Bathrooms
- Storage



FIRST FLOOR



GROUND FLOOR

Approximate Gross Internal Area
 Hodcott House: 580 sq m / 6,243 sq ft
 For identification purposes only. Not to scale.





LOT 1A ~ EAST YARD

Located west of Hodcott House, this comprises of a stable block of brick and tile roof construction with 12 stables, a feed room and space for a tack room. There is an area of grass to both sides.

About 1.17 acres.

LOT 2 ~ PADDOCKS

Situated between the two drives, this is divided into two paddocks.

About 31.96 acres.

LOT 3 ~ PADDOCKS

To the east of the main drive are two smaller paddocks.

About 9.16 acres.



LOT 4 ~ HODCOTT COTTAGES, STABLES, TROTTING RING AND PADDOCKS

Two semi-detached cottages of brick and tile roof construction with on the ground floor: sitting room, kitchen/dining room, utility room, a store room and WC and on the first floor: 2 bedrooms and 1 bathroom.

To the south is a stable block with 22 stables. To the west is a covered horse walker and all weather trotting ring. 4 turnout paddocks, a sand ring and more potential paddock land.

About 7.03 acres.

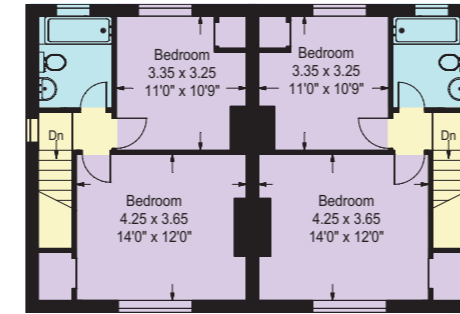
Approximate Gross Internal Area
Cottage 1: 80 sq m / 861 sq ft
Cottage 2: 80 sq m / 861 sq ft

For identification purposes only. Not to scale.

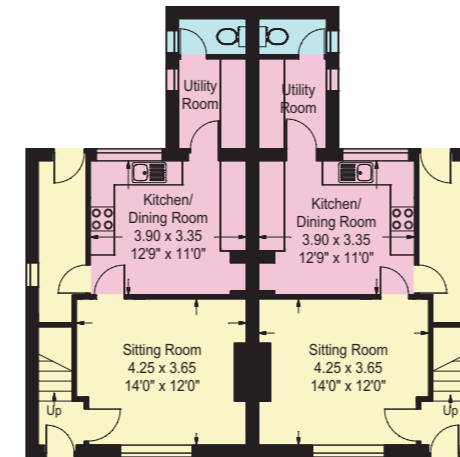


Hodcott Cottage

HODCOTT COTTAGES



FIRST FLOOR



GROUND FLOOR

- Reception Rooms/General Circulation Areas
- Kitchen/Workshop/Utility/Plant
- Bedroom/Dressing Rooms
- Bathrooms
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LOT 5 ~ THE OFFICE, BARNES, STABLES AND BUNGALOWS

The current owners redeveloped an old barn into a 5,231 sq ft high specification two storey office building which includes a large reception and waiting area with open plan office space as well as two separate offices, a large meeting room and kitchen on the ground floor. On the first floor is a large sitting room, two ensuite bedrooms, a kitchen and gym which could be a self-contained flat. The large glass windows throughout the office building provide extensive natural light.

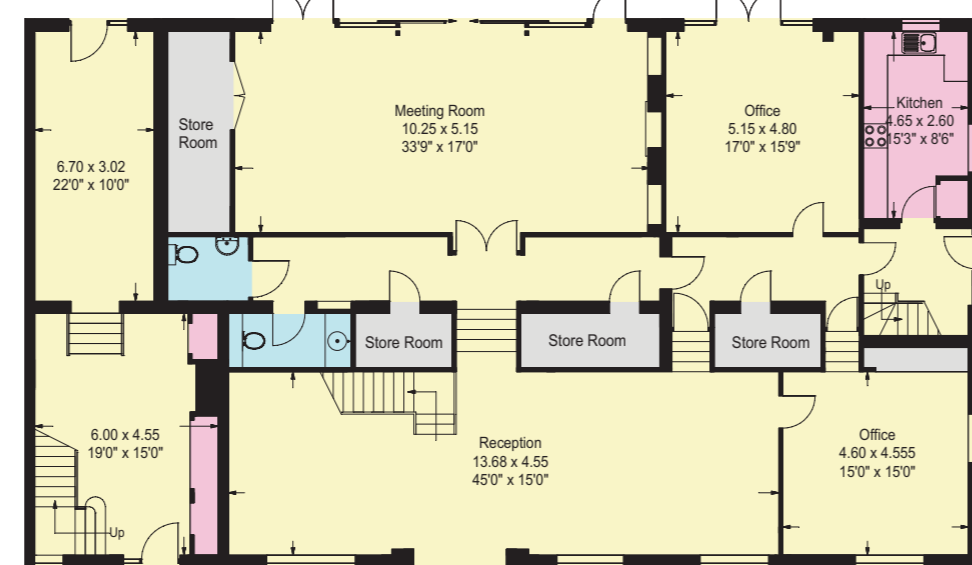
The first floor also gives access to the connecting barn which could be redeveloped subject to planning.

BARNES

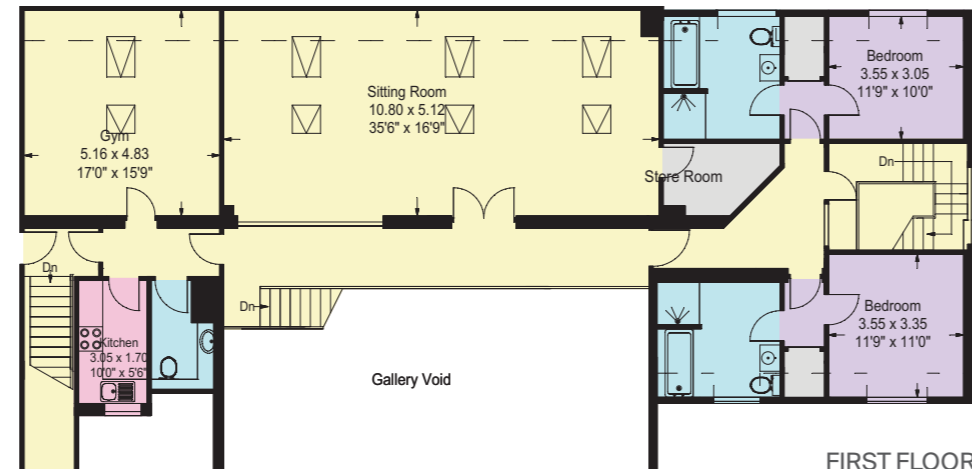
There is a traditional courtyard of barns and further stable blocks providing 89 stables. There is an offlying stable block with 15 stables. The east wing of this courtyard of buildings provides 3 two bedroom flats.



THE OFFICE

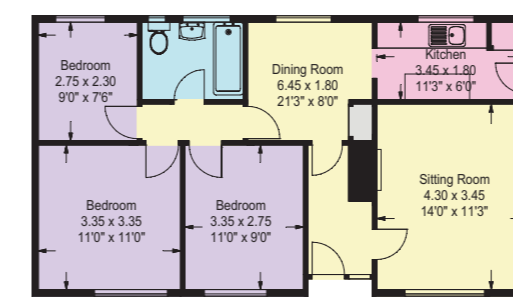


GROUND FLOOR



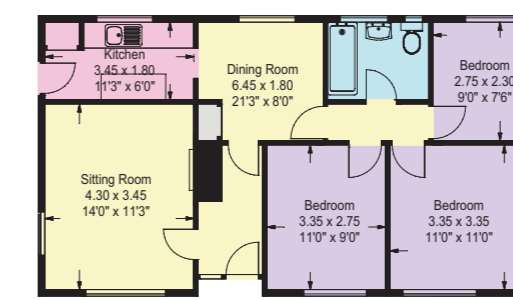
FIRST FLOOR

DETACHED BUNGALOW NO.9



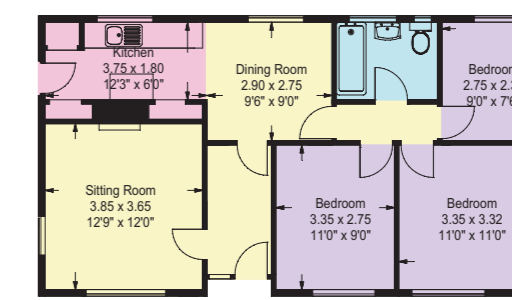
GROUND FLOOR

DETACHED BUNGALOWS NO.10,11 & 12



GROUND FLOOR

DETACHED BUNGALOWS NO.13



GROUND FLOOR

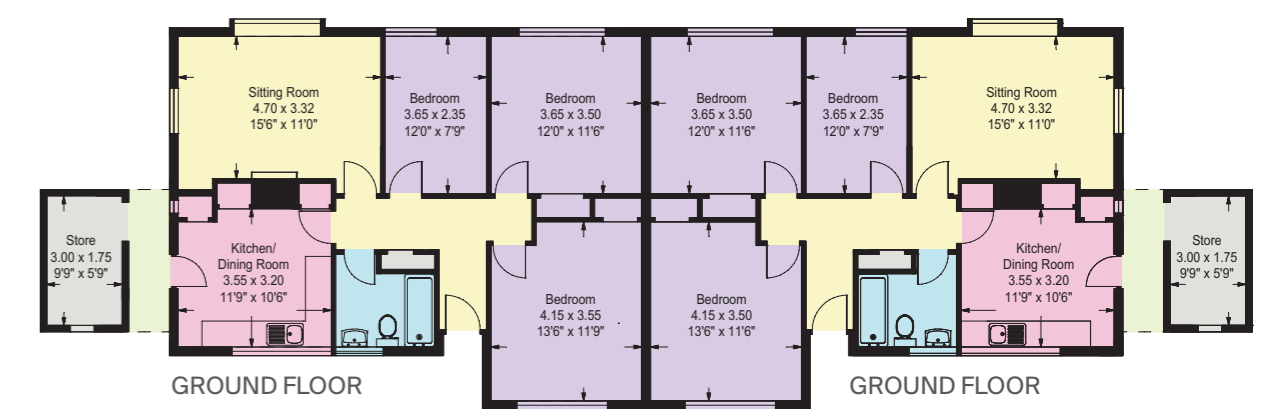
- Reception Rooms/General Circulation Areas
- Kitchen/Workshop/Utility/Plant
- Bedroom/Dressing Rooms
- Bathrooms
- Storage

Approximate Gross Internal Area

- Office (Excludes Gallery Void): 486 sq m / 5,231 sq ft
- Stable Flat 1: 61 sq m / 657 sq ft
- Stable Flat 2: 61 sq m / 657 sq ft
- Stable Flat 3: 53 sq m / 571 sq ft
- Detached Bungalows 9-12: 70 sq m / 754 sq ft
- Detached Bungalow 13: 71 sq m / 764 sq ft
- Semi-detached Bungalows 1-8: 81 sq m / 872 sq ft (Excluding Store Rooms)

For identification purposes only. Not to scale. Buildings are not shown in actual location / orientation.

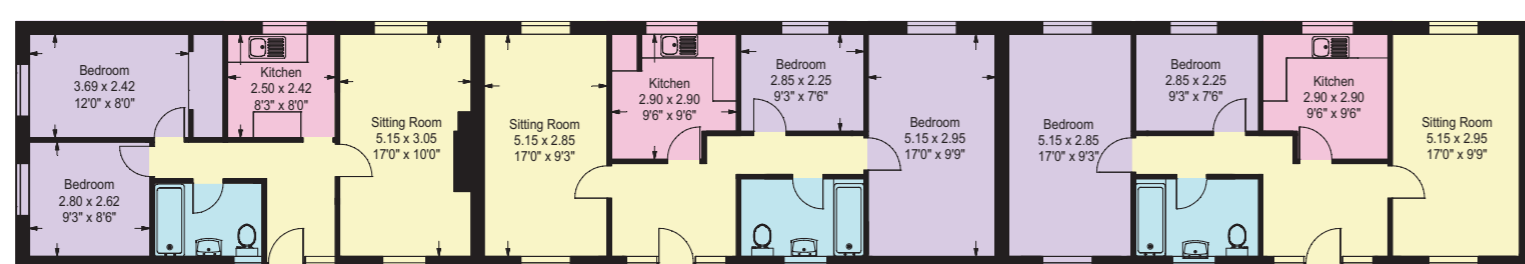
SEMI-DETACHED BUNGALOWS NO.2,4,6 & 8 | SEMI-DETACHED BUNGALOWS NO.1,3,5 & 7



GROUND FLOOR

GROUND FLOOR

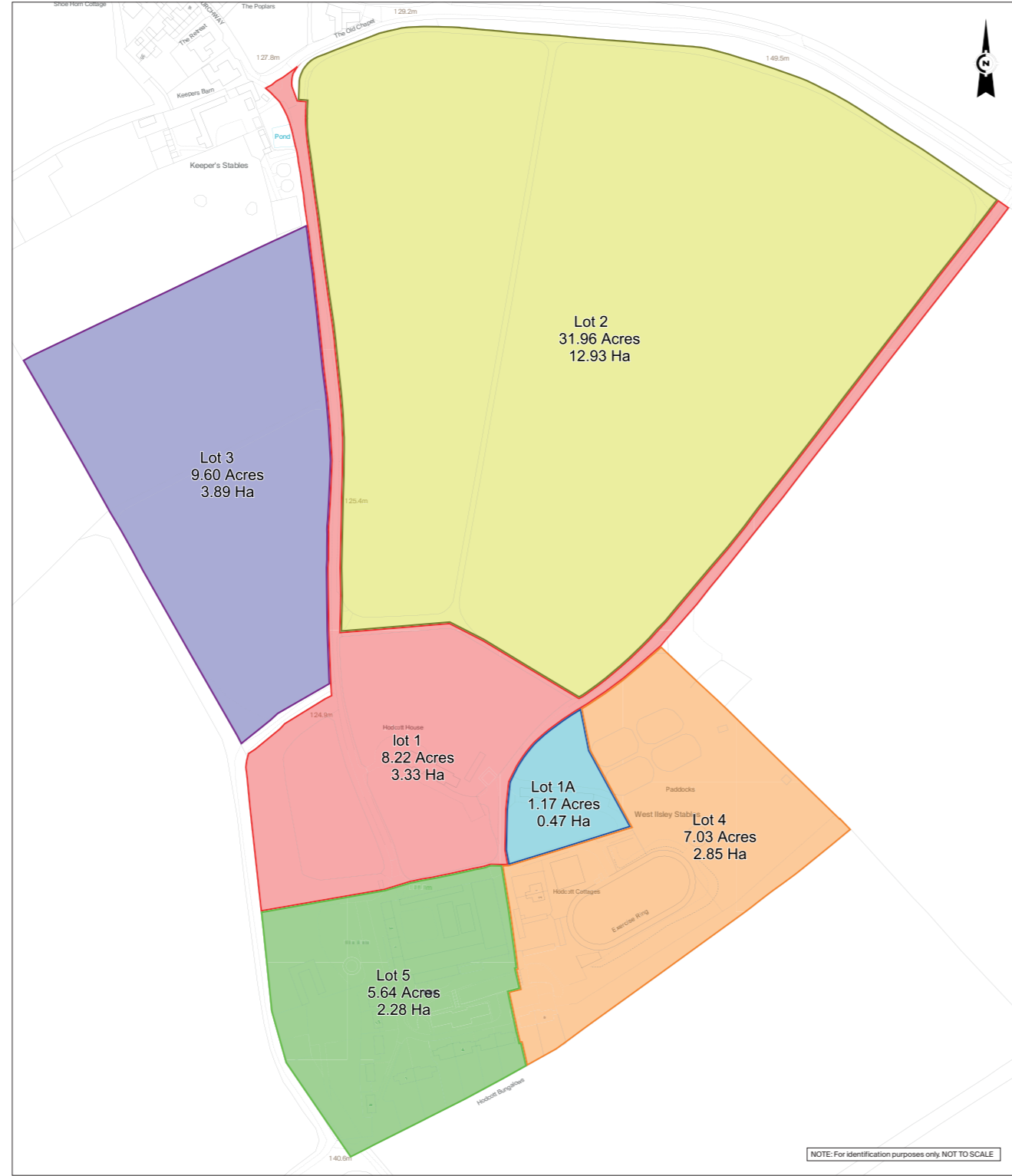
STABLE FLATS



FIRST FLOOR

- Reception Rooms/General Circulation Areas
- Kitchen/Workshop/Utility/Plant
- Bedroom/Dressing Rooms
- Bathrooms
- Storage





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GENERAL REMARK AND STIPULATIONS

OVERAGE/UPLIFT CLAUSE

Lots 1A, 4 and 5 will be subject to overage (the precise terms of which are to be negotiated) in the event of planning permission being granted or other agreement being made for alteration of the existing wording relating to the tied properties and/or for conversion of the existing buildings or any new build or other development.

SERVICES

Mains water, electricity, drainage and oil fired heating to all properties.

EPC RATINGS

- Hodcott House - F
- 1 & 2 Hodcott Cottages - E
- 1-3 Stable Flats - E
- 1 Hodcott Bungalows - D
- 2-8 Hodcott Bungalows - E
- 9-13 Hodcott Bungalows - F

LOCAL AUTHORITY

West Berkshire District Council.

FIXTURES AND FITTINGS

Only those mentioned in these sales particulars are included in the sale.

VIEWINGS

All viewings are strictly by prior appointment with Knight Frank.

DIRECTIONS

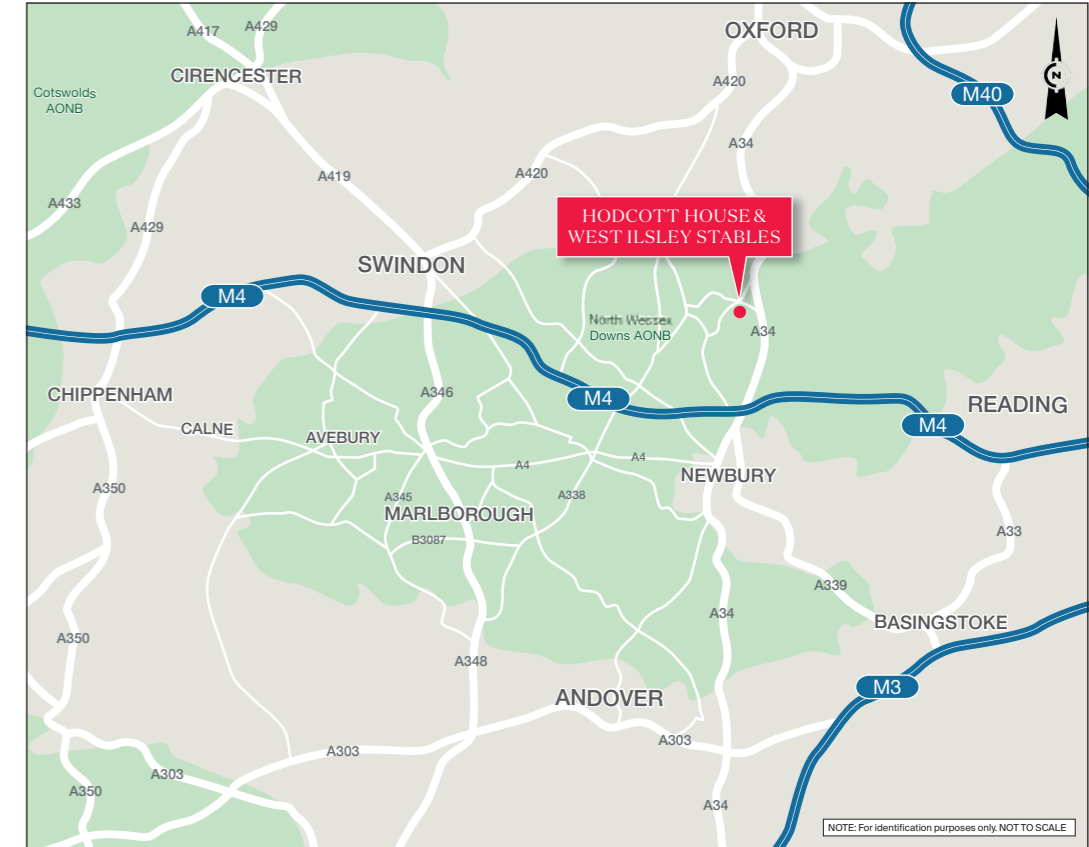
Postcode: RG20 7AE

From London, take the M4 West towards Reading. Exit at the Chieveley Junction and take the A34 north to East and West Ilsley. Once at East Ilsley take a left off the A34 towards West Ilsley. As you enter West Ilsley take further left and follow signs to West Ilsley Stables. Head down the drive and Hodcott House can be found on your left with West Ilsley Stables ahead of you.



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