



**Oak Tree Stables, Russley Park,  
Baydon, Wiltshire SN8 2JY**

**birkmyre**  
property consultants

## An attractive detached 3 / 4 bedroom house, with scope for extension subject to consents, set in an amazing rural downland setting with a wide range of equestrian facilities to suit either professional or private use. In all 7.84 acres

Lambourn 6 miles, Marlborough 12 miles, Hungerford 12 miles, Swindon 6 miles. Newbury 12 miles

- Forming part of a "hamlet" of houses created from a former Racing yard complex.
- Set high in the Downs in an Area of Outstanding Natural Beauty, with excellent out riding and walking.
- Accommodation has 1 - 2 reception rooms, a farmhouse style Kitchen, 3 - 4 Bedrooms and three Bathrooms
- a 20-box barn, horse walker, lunge ring, two large paddocks and an all-weather canter track.

### Location

Russley Park set high in the rolling Wiltshire Downs lies some 6 miles to the southeast of Swindon, 12 miles to the northwest of Hungerford, miles west of Lambourn and 12 miles to the north of Marlborough. These popular Wiltshire market towns provide a wide range of retail and leisure opportunities whilst the larger regional centres of Swindon and Newbury offer a broader range of services. The village of nearby Baydon offers a post office, shop, pub and school.

There are excellent communications with Junction 14 of the M4 lying 6 miles away via the B4000. Train stations at Hungerford and Swindon provide fast and regular services to London Paddington with journey times of 60 and 55 minutes.

There are educational facilities in the immediate vicinity including a well-regarded

nursery and junior school in Baydon, St Johns School Marlborough, Pinewood, Marlborough College, Dauntsey's and St Mary's Calne.

Russley Park is the conversion of a former Racing Yard with a spread of types of houses and a well-developed sense of community. Footpaths and bridleways give ample chances for walking, cycling and riding in the surrounding downland. Oak Tree Stables lie in the centre of Russley Park with the paddocks lying a short walk away.

### Description

This attractive detached house was built in 2002 of rendered elevations with brick detailing, double glazed windows and a pitched tiled roof with dormer windows.

The accommodation is light and airy with well proportioned reception rooms and three or four bedrooms, as required. The property may well suit further extension subject to the usual

consents.

The glazed **Porch** leads into the **Hall**, tiled flooring, stairs to first floor and understairs cupboard. **Study/Bedroom 4** carpeted with spotlights. **Double Bedroom** carpeted with spotlights **ensuite Bathroom**. Farmhouse style **Kitchen** with tiled floor, wall and floor units and display cabinet, 5 ring range stle Cooker with extractor above and built in fridge, space for dishwasher and freezer. **Utility Room** with back door, tiled flooring space and plumbing for washing machine and drier. **Cloakroom** with wc and hand basin. **Sitting Room** carpeted with fireplace and log burner, spotlights and french windows to terrace.

First floor **Landing** with airing cupboard, **Double Bedroom** carpeted with spotlights deep built in cupboard and **ensuite Bathroom** with shower. **Main Bedroom** carpeted, built in wardrobes and **ensuite Bathroom** with shower.





### Outside

The property is approached at the front via a double timber gate to a gravelled parking area with to one side a brick/block **Double Garage**. The gardens are bordered by high hedging giving a private feel with a number of mature trees leading down to the stable area. Lying off the sitting room is a flagstoned terrace ideal for entertaining.

### Stables

The American barn style stable block is of rendered elevations under two tiled pitched roofs linked by a flat roof. This provides for a **Tack Room**, **Wash Room** and **Feed Room** and **19 loose boxes** all with automatic drinkers and windows. There is outside lighting and timber doors.

### Facilities

To the east of the stable block is another access (part shared) to a concrete yard ideal for vehicle parking. There is a timber hay store, a Monarch covered 5-horse, **horse walker** and an enclosed **lunge ring** with a Martin Collins all weather surface.

In the adjoining paddocks there is a two furlong, oval, fenced **all weather canter circuit** ideal for fitness work. We understand there has been planning consent in the past to construct an arena in the centre of the canter circuit.

### Land

The House and gardens and stables are set in a plot of about 0.94 of an acre. There are a further 6.9 acres within easy walking distance arranged as two paddocks with water supplies.

### Tenure

Freehold

### Services

Mains electricity, private estate water and septic tank drainage. Oil fired central heating. Internet via telephone line.



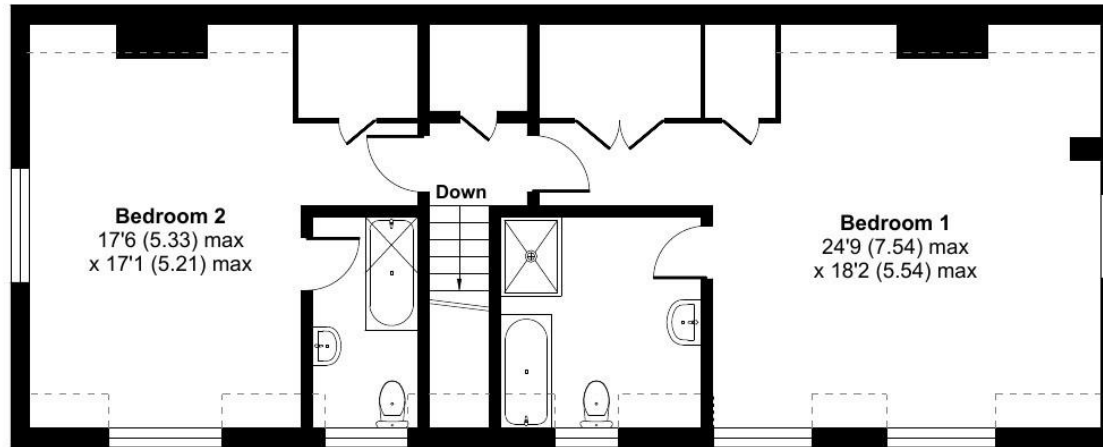
# Oak Tree Stables, Russley Park, Baydon, Swindon, SN8

Approximate Area = 1948 sq ft / 180.9 sq m

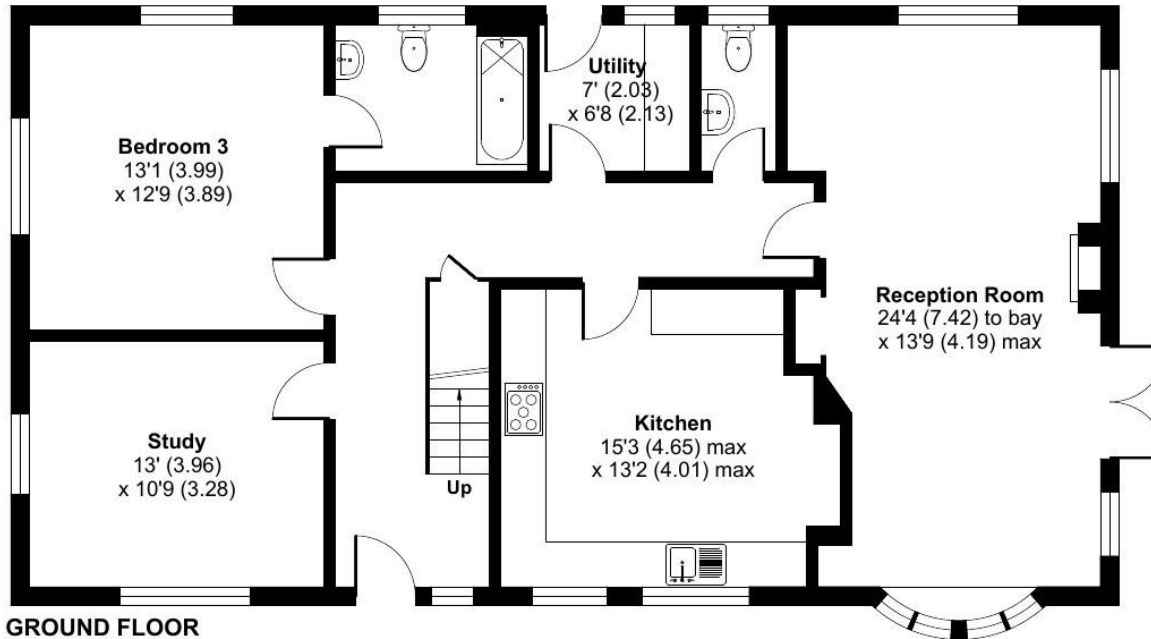
Limited Use Area(s) = 79 sq ft / 7.3 sq m

Total = 2027 sq ft / 188.2 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Windsor Clive. REF: 1075481

**Epc:** Band D

**Council Tax**

Band F £3016.84 chargeable 2024

**Business rates**

The rateable value of the yard is £12,000 pa. At this level small business rate relief applies allowing for it to be exempt from payments.

**Local Authority**

Swindon Borough Council 01793 445500

**Directions** What three words

<https://w3w.co/inhales.armrests.polo>

**Agents Notes**

**Registered Title:** Title Number WT260474. Part of the property hatched blue on the site plan and buildings detail plan is not within the registered title, however it has been enclosed since 2007 with the Vendor having exclusive possession for the period.

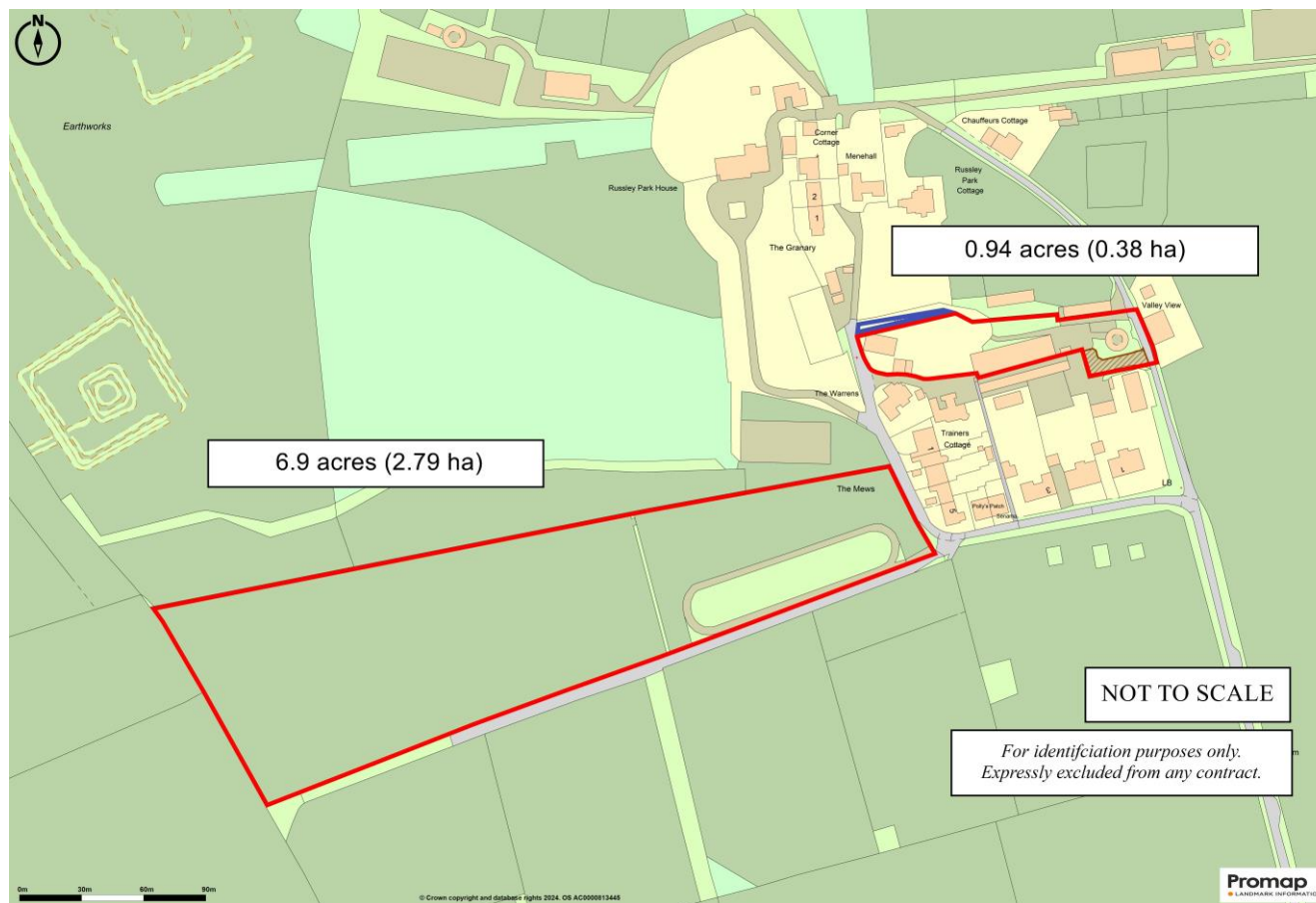
**Fixtures and Fittings:** Those items mentioned in these particulars are included in the sale. All others such as garden statuary and pot plants are excluded. However certain items may be taken over by separate negotiation.

**Access:** The area hatched brown on the site plan is subject to a right of way in favour of the adjoining houses.

**Planning:** The occupation of the house shall be limited to a person employed or last employed, in the horse training stables operating from Russley Park (including any dependents of such a person residing with him or her), or a widower or widow of such a person.

**Boundaries, Easements and Rights of Way:** The property is sold subject to all rights of way, and other easements or wayleaves whether mentioned in these particulars or not. There is an historical right of way to an adjoining owner which has been blocked for a number of years. Refer to agents for further information.

**VAT:** in the event that Value Added Tax is or becomes payable in respect of the property or assets sold the Purchaser(s) in addition to the consideration will pay to the Vendor the full amount of such Value Added Tax.





#### Important Notice

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Birkmyre Property Consultants nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice.



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