



THE SHIELING SCHOOL LANE, EAST GARSTON, BERKSHIRE

A Versatile Five Bedroom Equestrian property Providing Potential to Develop,
Stables and Barn With Just Under 2 Acre Plot, Located in a Highly Desired Semi Rural Location

SITUATION

Lambourn 3 miles, Hungerford 8 miles, Oxford 28 miles,
Marlborough 17 miles

International Airport: Heathrow 54miles. Southampton 48 miles.

The Shieling is a hugely flexible equestrian property, with possible development potential (subject to planning). Located in a beautiful spot nestled on the edge of the highly desired East Garston Known, for its excellent communication links and very pretty 'street scene'. The property as a whole offers a five bedroom detached house with two bathrooms, large open plan kitchen/family/dining room and a beautiful aspect to the rear garden and paddock. The accommodation lends itself well to those wishing to run a business from home. There is a detached double garage and direct access from the drive to the paddocks. In the paddocks there is a block of 4 stables, feed/store room and large detached barn. Planning has been submitted on these outbuildings to convert to a residential property and it may be worth a potential purchaser exploring this further.

Education For independent schools, the superb Downe House School, Pinewood Prep School and St Gabriel's School and are all located within 25 minutes drive. Kennet State school, an outstanding Academy, is also within 25 minutes drive.

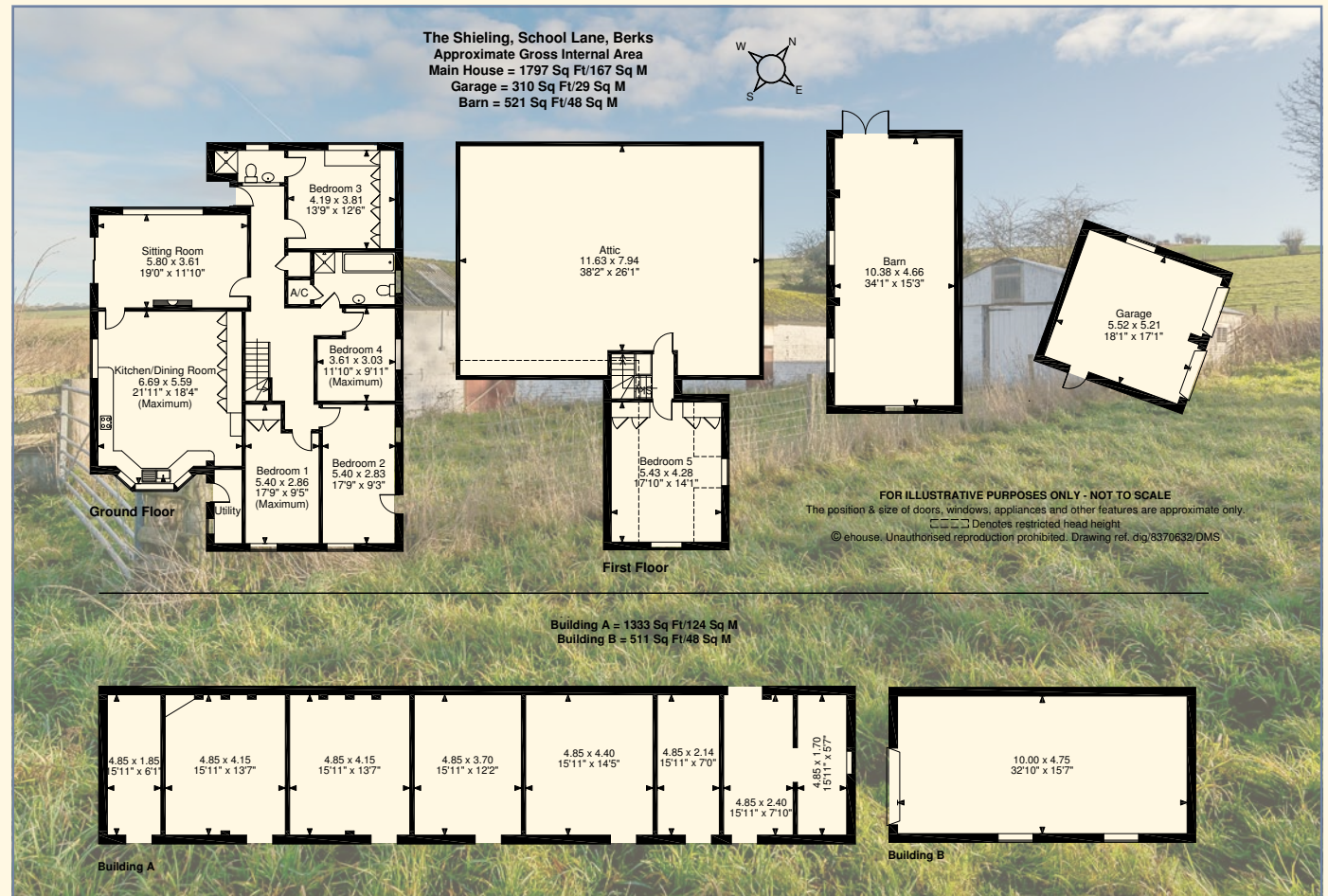
Local Information The property is set back from a quiet country lane on the eastern edge of the pretty village of East Garston. The village, which is situated in the North Wessex Downs, has its own pub/ hotel and a social club, whilst located within a 15 minute drive to Hungerford with its fantastic range of shops and dining, and mainline station to London Paddington. Lambourn provides excellent outriding, doctor's surgery, dentist and pharmacy. Newbury which is approx. 12 miles away offers all major high street shops, 2 x theatre's, multi-screen cinema and Newbury Racecourse.

THE SHIELING

The Shieling provides huge flexibility and is Ideal for those looking to run a business or create annexe accommodation.

Having been exceptionally maintained by the current vendor the accommodation in full comprises, hallway, sitting room, kitchen/ dining/family room, five bedrooms, one of which is located on the first floor, two bathrooms and utility room. To the front of the property is a detached double garage with double doors, power and light. The rear garden is primarily laid to lawn with mature trees and shrubs with flower borders and a shed.

The driveway, which continues to the rear of the property provides access to the paddocks via a five bar gate. The land is divided into two paddocks with gated access between and also access to a public byway. With water and electricity connected, the paddocks also contain a block of 4 stables with feed and tack rooms and a large barn.



Accommodation comprises:

- Master Bedroom
- 2 Bathrooms
- Sitting Room
- Utility Room
- Gravel Driveway
- 4 Further Bedrooms
- Kitchen/Family/Dining Room
- Cloakroom
- Landscaped Gardens
- Detached Double Garage

EQUESTRIAN FACILITIES & OUTBUILDINGS

- Stable yard has not been in use for some time, but the stables are of brick construction
- Four Stables
- Tack Room and Feed Store
- Detached Barn

Plans submitted to convert the buildings to a residential property, planning number 18/01883/FULD

LAND

- Fenced with gated access both from the driveway of house and the byway.
- Two paddocks amounting to approximately **1.84 acres**.

AGENT'S NOTES

Fox Grant and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property.
2. These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract and must not be relied upon as statements or representations of fact.
3. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Fox Grant have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Any error or mis-statement shall not annul the sale or entitle either party to compensation in respect thereof.

Plans, Areas and Schedules These are based on the Ordnance Survey and are for reference only. They have been carefully checked and calculated by the vendor's agents, however the purchaser(s) shall be deemed to have satisfied themselves as to the description of the property.

Any error or mis-statement shall not annul the sale or entitle either party to compensation in respect thereof.

Town and Country Planning The property is sold subject to any development plans, tree preservation orders, ancient monument orders, town planning schedules and resolutions, which may or may not come into force. Purchasers will be deemed to have full knowledge and have satisfied themselves as to the provisions of any such matters affecting the estate.

Rights of Way There are no known public rights of way across the property.

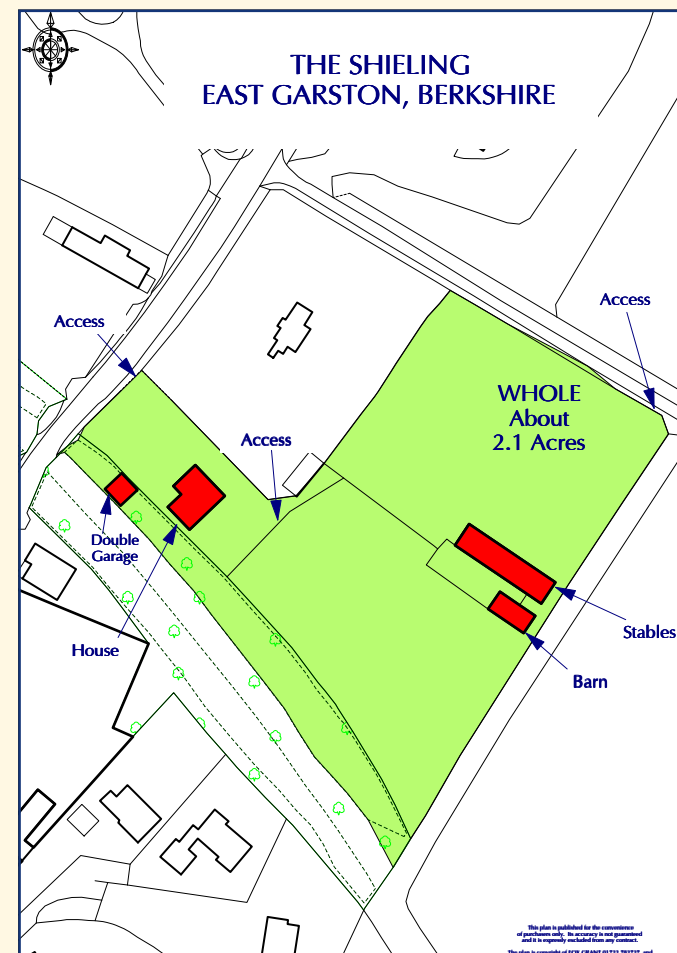
Unitary Authority Berkshire County Council

Services Water and electricity are connected. Oil fired central heating and LPG for cooking. Average Broadband speed 30Mb/s.

Tenure The Sheiling is sold freehold with vacant possession given upon completion.

Fixtures & Fittings Unless mentioned specifically all fixture, fittings and garden ornaments are excluded from the sale but may be available by negotiation.

Particulars Prepared in December 2018. CRB



VIEWINGS

All viewings strictly by appointment through the agents on **01722 782727**. For further information or to book a viewing please contact **Charlotte Roberts Barr** or **William Grant** or email charlotte@foxgrant.com



Charlotte Roberts Barr



William Grant

foxgrant.com



FoxGrant

THE SHIELING RG17 7HR

DIRECTIONS

Postcode: **RG17 7HR**

At junction 14 of the M4, take the A338 exit to Hungerford/Wantage
At the roundabout, take the 1st exit onto A338 Continue straight onto Church St. Turn right onto Front St. Turn right onto School Lane. The property is found on the right hand side.



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**COUNTRY
& VILLAGE**

**FARMS, LAND &
SMALLHOLDINGS**

TRUSTPILOT
★★★★★

**EQUESTRIAN
SPECIALISTS**

**TOURISM
& LEISURE**