



The Stables, Goose Lane, Leckhampstead
West Berkshire

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**STRUTT
& PARKER**

BNP PARIBAS GROUP

The Stables Goose Lane Leckhampstead West Berkshire RG20 8QP

A well established equestrian package set in approximately 2.25 acres of beautiful Berkshire countryside

Newbury 8 miles, Newbury Station 9 miles,
Wantage 9 miles, M4 J13 6 miles

3 stables | Tack room
Approximately 2.25 acres

The Stables

The Stables is a charming equestrian set up located in the heart of West Berkshire countryside. The approach off Goose Lane is via a five bar gate directly into the land and provides access up to the stables. This makes it very accessible all year round. The stable block includes four good size stables and there is a feed/tack room. The stable block is of timber construction and has been looked after well over the years. The stables has a mains water supply.

The land is remarkably flat for the location and benefits from being in a very peaceful and rural setting. It is mainly surrounded by farm land and other paddocks. This provides some wonderful hacking opportunities straight onto the extensive network of bridleways and beyond. There are also some excellent schooling, training and cross country facilities in the local area.

Location

The Stables is situated in the village of Leckhampstead a few miles north of Newbury. It is a peaceful and tranquil location with all the benefits of a rural setting. The village has a beautiful church and the the local villages

around provide a range of local amenities from good pubs to convenience stores. More comprehensive facilities can be found in the market towns of Newbury and Wantage, both offer a wider range of shopping, recreational and leisure facilities, including several golf courses, cinemas and the renowned racecourse at Newbury and the Watermill Theatre.

The M4 (J13) is just 5 miles away and provides access to the West Country, London and airports. The A34 can also be accessed from this junction to get to Southampton to the south or Oxford and The Midlands to the north. The train line from Newbury provides access into London Paddington in under an hour.

Viewings

Please note viewings are to be conducted through Strutt & Parker and by appointment only.

Directions

From Newbury head North on the B4494 towards Wantage for 6 miles. Turn left signposted Leckhampstead and Boxford. After a quarter of a mile turn right onto Shop Lane. Take the next turning left onto Manor Lane which will naturally turn into Goose Lane and The Stables can be found on your right hand side after a quarter of a mile.







General

Local Authority: West Berkshire
Services: Mains water
Guide Price: £200,000

Newbury

55 Northbrook Street, Newbury RG14 1AN

01635 521707

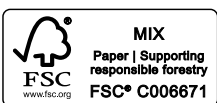
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