

# SAXON HOUSE

*Magazine* 



THE  
COUNTRY  
HOUSE  
DEPT.





# SAXON *House*

Upper Lambourn, Berkshire, RG17 8QH

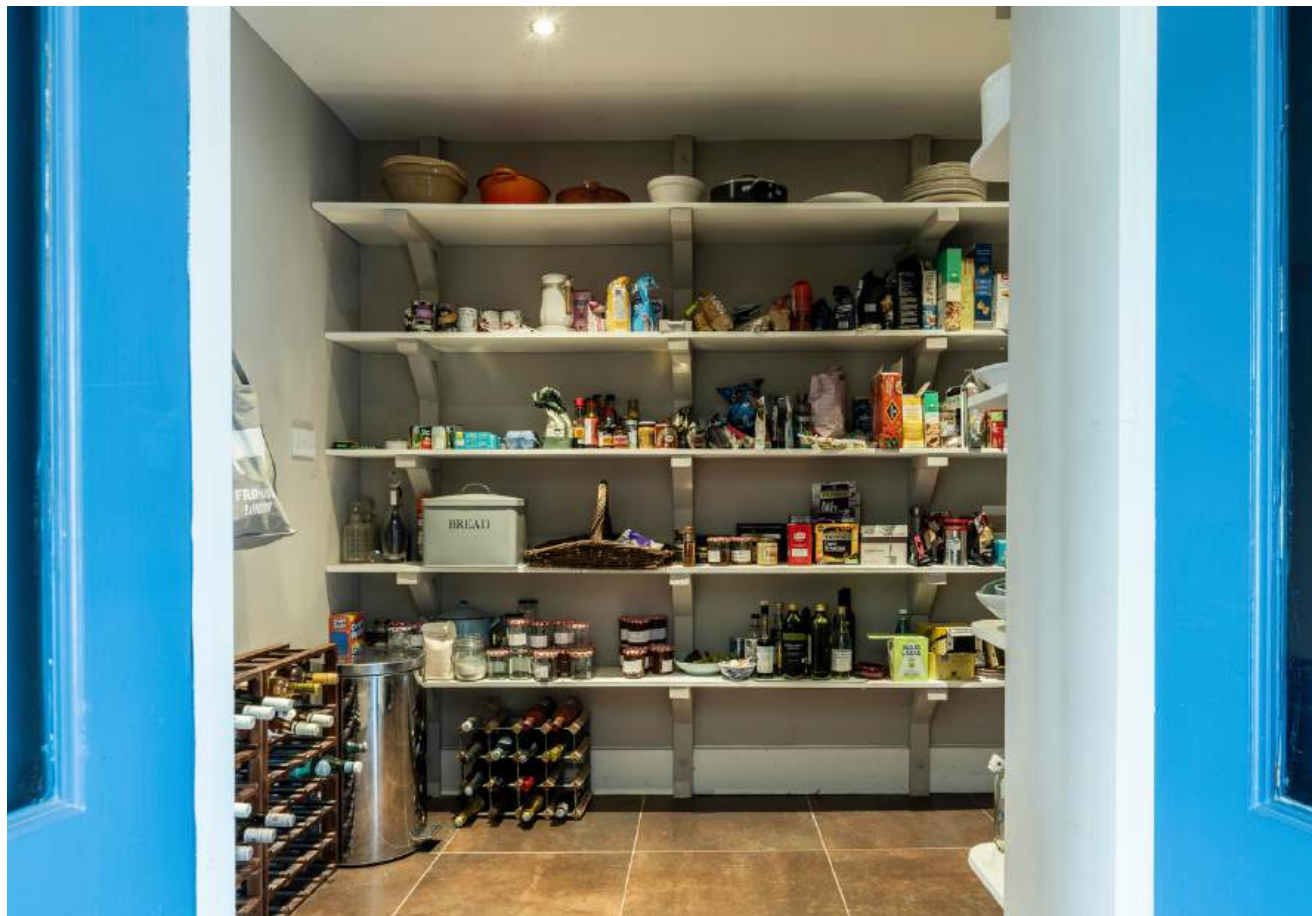


Accessed through a gated drive, Saxon House (Listed Grade II) is surrounded by the rolling hills of the Lambourn Downs in a peaceful and quiet location.

The current vendors undertook a significant program of improving the property and it is very well presented with large reception rooms and numerous bedrooms. The heart of Saxon House is its wonderful kitchen / breakfast room with an enviable pantry.

The beautiful garden and heated pool are to the front of the property and to the rear, separated with the post & rail and hedged boundary, is an equestrian yard with a large barn which has the benefit of planning consent to convert to a residential dwelling. There is also planning permission for garaging in front of the property.







# THE FINER *Details*

## Bedrooms

5

## Reception Rooms

4

## Bath/Shower Rooms

4

## Stables

30

## Pool

## Outbuildings

## Barn

## Acreage

1.84

## What3Words

////straying.curry.precluded

## Co-Ordinates

51°31'04"N , 001°32'24"W

## Services

Mains water, electricity, and drainage  
Oil fired central heating

## Listing

Grade II

## Council Tax

Band G

## Local Authority

West Berkshire













# ABOUT THIS *Area*



Saxon House is set in the quiet and rural village of Upper Lambourn, a picturesque village located within the North Wessex Downs Area of Outstanding Natural Beauty and the source of the river Lambourn. It is known as the 'Valley of the Racehorse' due to its long history of horse racing and breeding and is home to several world-famous trainers and jockeys as well as some of the finest training facilities in the country. The village has a rich cultural and historical background, dating back to Roman times. Aside from horse racing, Upper Lambourn is also popular for outdoor activities, including hiking and cycling. The nearby village of Lambourn is also surrounded by beautiful countryside, offering plenty of opportunities for nature lovers to explore. Lambourn has some good local shops, a primary school and doctor's surgery and there are several excellent restaurants and pubs in the area.

Schooling in the area is excellent, both state and independent, including Pinewood, The Manor, Elstree, Brockhurst & Marlston, St Helens & St Catherines, Cothill, Radley and Marlborough to name but a few. The market towns of Hungerford, Newbury Marlborough and Wantage are all within easy driving distance, and the large town of Swindon provides extensive facilities. M4 junction 14 is 6 miles away providing excellent links to London and Bath and to further major road networks.





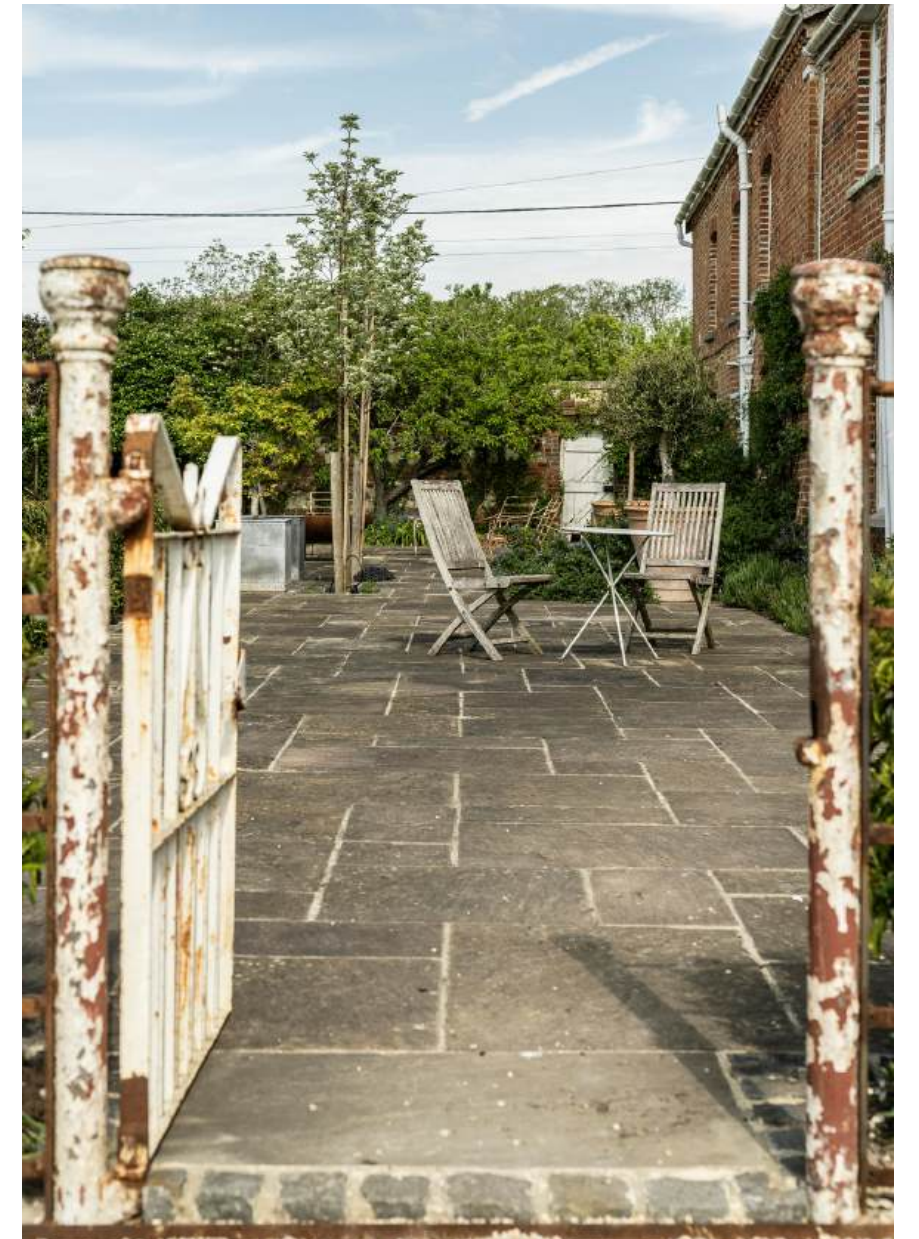


















# POINTS OF *Interest*



## **Towns and Cities**

Hungerford 10 miles  
Wantage 10 miles  
Marlborough 14 miles  
Swindon 14 miles  
Newbury 15 miles  
Didcot 18 miles  
London 70.8 miles

## **Pubs & Restaurants**

The Pheasant, Shefford Woodlands  
The Boxford, Boxford  
The Woodspeen, Woodspeen

## **Train Stations**

Hungerford 10 miles  
London Paddington from 50 minutes  
Newbury 14 miles  
London Paddington from 47 minutes  
Didcot 18 miles  
London Paddington from 37 minutes

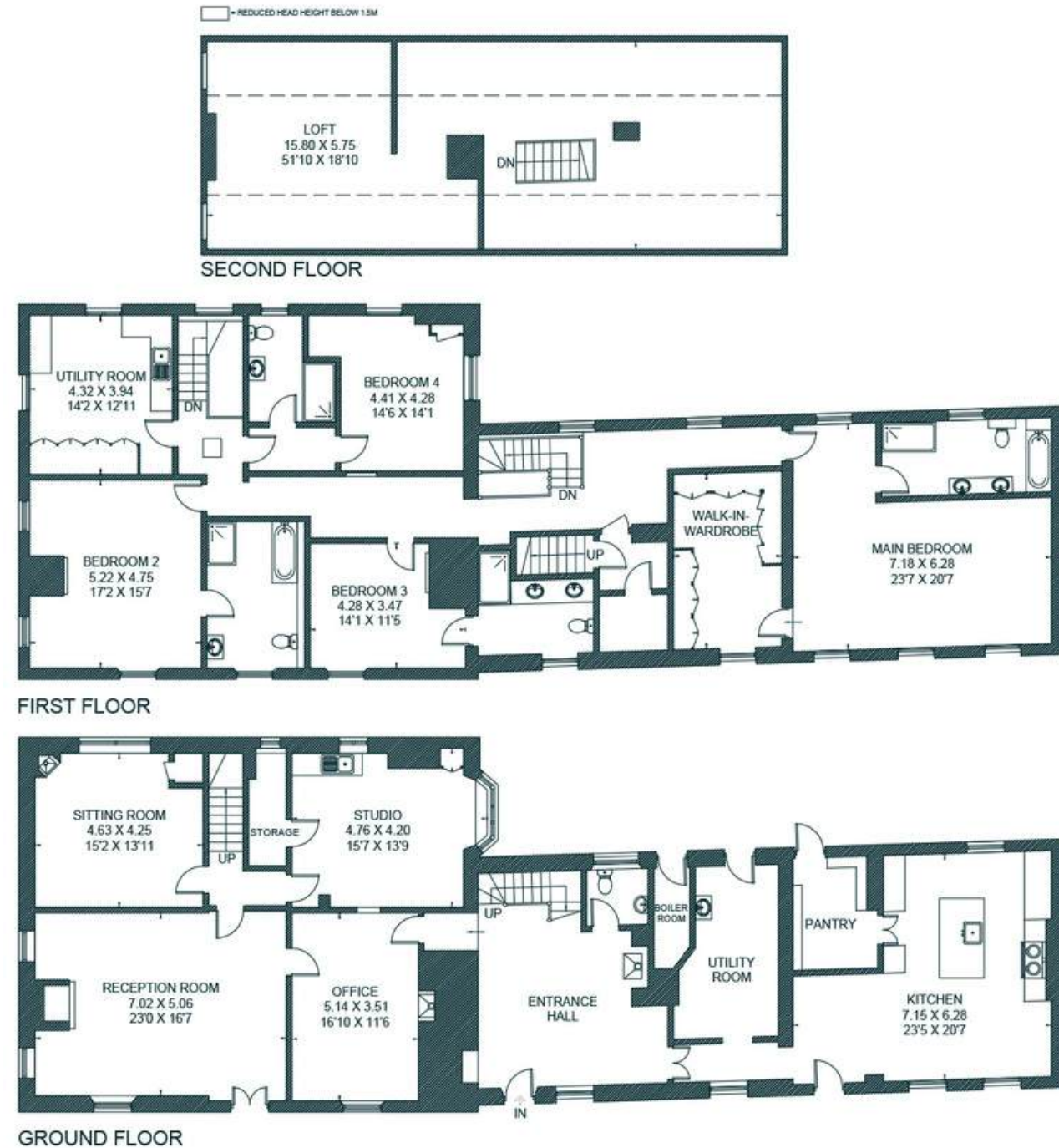
## **Airports**

Southampton Airport 51 miles  
London Heathrow 57 miles  
Bristol Airport 61 miles



# FLOORPLANS

## *Saxon House*



Total - 1603.1 sq m / 17,256 sq ft

House - 523.4 sq m / 5,634 sq ft | Outbuildings - 1079.7 sq m / 11,622 sq ft | Including Limited Use Area - 47.7 sq m / 513 sq ft

This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #107994



# AREA GUIDE

## *Berkshire*

The Royal County of Berkshire is the jewel in the home counties crown. It's no surprise that a county fit for a Monarch is one of the most attractive locations for those making the move out of London, with a wealth of exceptional schools and fast commuter links to the capital. There's no shortage of leisure activities either with racing at Windsor, Ascot and Newbury as well as polo at The Guards Polo Club, Cowarth Park and The Royal Berkshire Polo Club. Fine dining is a particular highlight and Bray is the county's worthy epicentre, with the Roux Brothers' Waterside Inn and Heston Blumenthal's Fat Duck and The Hind's Head.

### **Walking - Basildon Park**

Walk around four different trails through 400 acres of parkland and Woodland.

### **Eating Out - The Hind's Head, Bray**

Food that is all cooked with exceptional technical dexterity and consummate culinary imagination.

### **Event - Royal Ascot, Ascot Racecourse**

Arguably the most prestigious horse racing event in the world. Experience five days of not only the finest horses, jockeys, trainers from around the world but exceptional fashion and cuisine.

### **Day Out - Windsor Great Park**

A Royal Park of 4,991 acres, including a deer park, to the south of the town of Windsor.



# ABOUT *The Country House Department*



Established in June 2020, The Country House Department specialises exclusively in the sale of exceptional country houses. With a team of 20 dedicated professionals, we are renowned for delivering outstanding client service, innovative marketing strategies and an unrivalled understanding of the rural property market.

Each of our regions is covered by a highly experienced agent who possesses in-depth, local knowledge and a proven track record of selling premium properties in their area. This regional expertise ensures that every home is marketed with insight, precision and a genuine understanding of its unique appeal. Importantly, every property benefits from a single, dedicated point of contact, providing continuity, clarity and the very highest level of personal service throughout the entire sales process.

Prioritising quality over quantity, we focus on representing only the finest houses. As a result, we are fast becoming the trusted agent for premium properties across 15 counties, including Gloucestershire, Oxfordshire, Wiltshire, Berkshire, Buckinghamshire, Surrey, Hampshire, Northamptonshire, Worcestershire, Warwickshire, Somerset, Essex, Cambridgeshire, Suffolk and West Sussex.

← *Sold by The Country House Department*



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