



Saville House, St. Mary's Square, Newmarket, CB8 0HZ  
Guide Price £1,750,000 Freehold



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**A STUNNING DETACHED, BAY-FRONTED, LATE GEORGIAN HOUSE, TOGETHER WITH A HIGHLY REPUTABLE TRAINING YARD, SET WITHIN 1.5 ACRES AND LOCATED CENTRALLY WITHIN THE TOWN OF NEWMARKET.**

- Georgian detached house
- 5 beds, 3.5 baths, 3 recepts
- 3328 sqft/309 sqm
- Formal gardens of 0.5 acres
- Ample parking via a private driveway
- Highly reputable training yard
- Outdoor school and horse walker
- Close access to both Newmarket Heath training grounds
- Approximately 1 acre
- 39 stables

Saville House is a beautiful bay-fronted, late Georgian family residence built in 1833 and was virtually re-built by the current owners in the mid late 1980's. Great care, of course, was taken to preserve much of the original character of the era and has been continuously and meticulously updated over the years. The property boasts beautifully presented accommodation of approximately 3328 sqft. The property is immersed in the equestrian world with an adjoining yard and stables on its boundary and the property is located right at the heart of the town of Newmarket and close to The Gallops.

The accommodation comprises an entrance portico to a welcoming reception hall, stairs to first floor accommodation, cloakroom WC just off and a door to the cellar. There are three generous reception rooms including a most elegant bay window to the drawing room with a feature fireplace, bespoke cabinetry and book-shelving on either side of the chimney breast. There is a large dining room and a snug/family room.

The kitchen/breakfast room is fitted with bespoke base-level and wall-mounted storage cupboards, ample fitted working surfaces, a gas fired Aga, complimented by a separate ceramic hob oven and integral fridge/freezer. There is space for a dishwasher. The utility room/boot room houses the usual white goods, a wall mounted gas-fired central heating boiler and a door to the rear.

Upstairs, off the landing, are five large double bedrooms including the master bedroom and guest bedroom, both with ensuite bathrooms. The three remaining bedrooms are serviced by a large luxury bathroom, which boasts both a roll top claw foot bath and a shower cubicle. The property also benefits from a large, boarded loft with a hatch and in-built ladder.

Outside, the property is accessed via a secure electric gated entry system. This initial part of the driveway is also shared with the yard and leads to a further set of wooden electric gates. Beyond which is a long driveway that leads to a generous parking area for numerous vehicles. The principle and formal garden, which is south-facing, is laid mainly to manicured lawn with well stocked flower and shrub borders and beds including a rose garden, mature trees and bushes and a generous paved patio.

The training yard also has an entrance via Exeter Road. This entrance is primarily for the yard providing access to the Gallops but also accommodates staff parking and space for horse transit vehicles etc.

#### History

First occupied as a training yard in 1881, when William Gilbert was installed as a private trainer for Capt. Henry Saville, a succession of trainers has passed through the gates with success ever since. An early winner from Saville House was the 1885 Oaks winner Lonely, trained by Gilbert. In the early 20th century, William Halsey trained Eclipse winner Hapsburg, Cesarewich winner Troubadour and Irish Derby winner Waygood from Saville House.

The current owner, Willie Musson, trained at the property from 1986 until 2016, producing numerous winners under both codes; including Listed and Group winners on the flat. Since 2016 the yard has been let to Tom Clover, James Ferguson, and Ben Brookhouse all sending out black type or Listed winners. This is a well proven yard.

#### Agents Note

Full details regarding the rental rates for the yard are available upon request.

#### Location

Saville House sits in the very heart of Newmarket, the headquarters of British horseracing. The town boasts two racecourses, The Rowley Mile and The July Course and also provides a good range of amenities including schools, shops, supermarkets, hotels, restaurants and leisure facilities, including health clubs, a swimming pool and golf club, with Cambridge and Bury St Edmunds only a short journey away with further amenities. There is excellent access to the A14 and A11 (M11) and there is a short train line connection from Newmarket to Cambridge and Ipswich. Stansted International Airport is also only approximately 35 minutes' drive.

#### Tenure

Freehold

#### Services

Mains services connected include; gas, electricity, water and mains drainage.

#### Statutory Authorities

West Suffolk Council.

Council tax band - F

#### Fixtures and Fittings

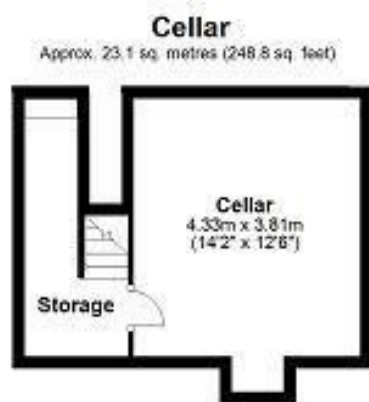
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

#### Viewing

Strictly by appointment through the vendor's joint agents, Redmayne Arnold and Harris and Windsor Clive International.



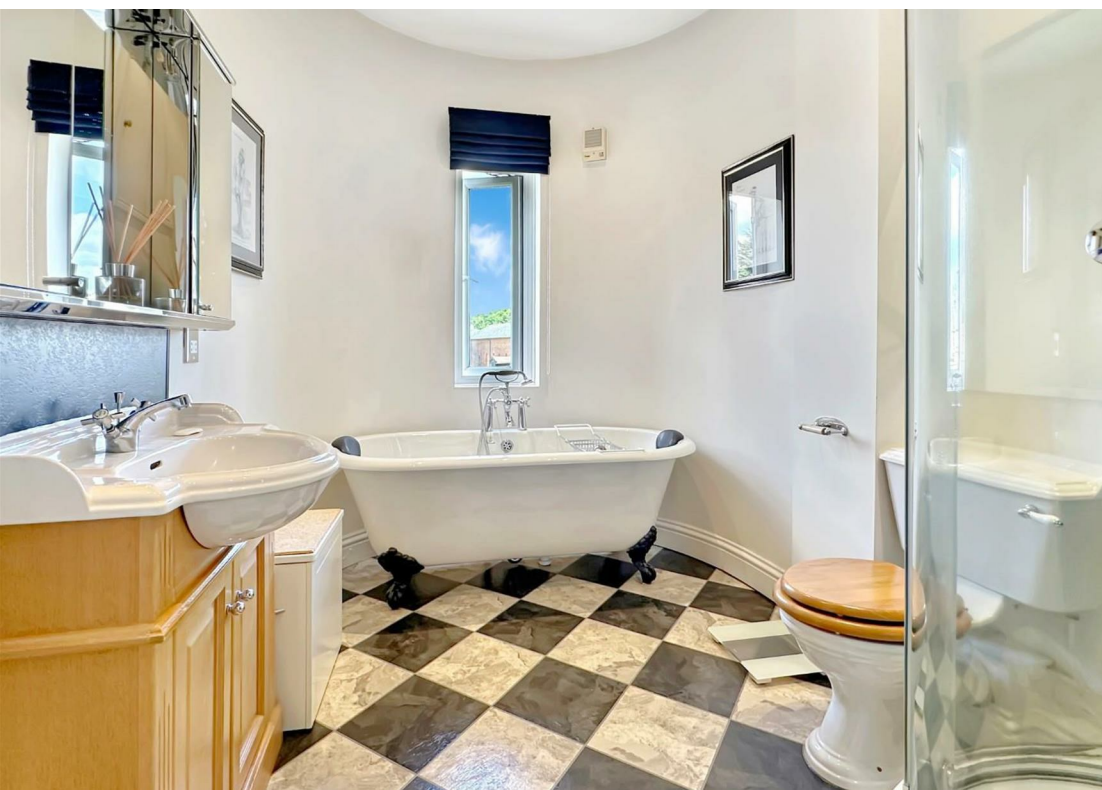




Total area: approx. 309.3 sq. metres (3328.9 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |



## The Yard

The yard has 39 boxes laid out into two separate areas. The traditional brick-built boxes to the front date from the 1880s. Within this main row of boxes, the yard office and tack and feed rooms can be found. A loft above, houses the racing tack room and provides further storage.

To the back of the property, 18 boxes overlook the 20m x 30m outdoor school and the 7-bay Claydon horse walker. There is an area for staff parking and horseboxes, and space to build further stabling, subject to planning approval.

Access to the horse walk to the gallops is directly from the back gate via Exeter Road.

The yard is offered with vacant possession.

### Numbers refer to the site plan.

1. 5 stables with loft over.
2. 3 stables and garden store
3. Row of 11 boxes, with loft over and feed room.
4. 2 stables, office, WC's, tack room, washing and drying room.
5. Utility barn
6. 18 loose boxes
7. Outdoor school
8. 7-bay horse walker

