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DELIGHT: Windham features an extensive cross country jumping course, including a water jump.

A SHOWJUMPER'S DREAM

PROPERTY OF THE WEEK

JAMBEROO

BY JESSIE DAVIES

TOP shelf equine and cattle property, "Windham Hill", owned by prominent Sydney businessman Warwick Miller has landed on the market.

The Jamberoo property was purchased in 2007 by Mr Miller to provide his daughter Sophie, then an elite showjumper, with the necessary facilities to train with Olympian Vicki Roycoft. Almost ten years on and Sophie, now 23, has retired from the sport to pursue a career in architecture.

"It's absolutely with sadness we're selling the place but we simply don't need it any more," Mr Miller said.

The 40 hectare (100 acre) property will be auctioned by Webster Nolan agent David Nolan on April 21 in conjunction with Elders Jamberoo. Bids are expected to reach up to \$3.5 million.

In recent years the Millers kept up to 15 'warmblooded' horses at "Windham Hill", along with 50 head of Angus and Charolais cattle. Equine facilities include a stable complex with eight stables, a large showjumping arena, a large round yard and float and truck garage.

More than 5.5 kilometres of timber post and railing divide 20 paddocks including two foaling yards and two stallion yards.

A cross country jumping course and jumps remain in place. The successful purchaser will have the opportunity to purchase the jumps at an agreed amount.

"Windham Hill" has been pasture improved using Winter Rye grass sown into the existing Kikuyu pastures.

Shade and shelter timber has been retained and also introduced along a number of fence lines. In addition, there are two fenced out sections of rainforest.

Mr Miller said the property and - indeed the wider Jamberoo region - was perfect for equine enthusiasts.

"The ability to have a surf in the morning or take the horses for a run along Seven Mile beach is unbeatable. There's also a lot of great showjumping places and shows around."

"Windham Hill" is just 10 minutes from Kiama beach, 30 minutes to Berry and one and a half hours from Sydney."

The property's four-bedroom house offers ocean views, one of Mr Miller's favourite parts of the place.

During his ownership the house was renovated extensively to create an open plan living space. The garden is well established and features an in-ground swimming pool and a chicken coop and vegetable garden.

There is also guest accommodation and staff quarters on the property.

AGENT: David Nolan, Nolan Webster Real Estate, Sydney, (02) 8394 8875.