

5 THE MALTINGS

WEST ILSLEY • BERKSHIRE



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A beautifully presented village house with exceptional views from the large garden

Kitchen/Breakfast Room • Dining Room • Sitting Room

Family Room/Bedroom 5 • Office • Utility Room

4 further bedrooms • Bathroom • Shower Room • Cloakroom

Double garage • Gym • Swimming pool • Approx 0.8 acres

Didcot 7 miles (London Paddington 45 minutes)

Newbury 8 miles • M4 (J 13) 5 miles • Oxford 17 miles

(All distances are approximate)

For Sale Freehold

5 The Maltings is an exceptionally well laid out house with light, airy and flexible accommodation, ideal for a family.

There is plenty of reception space on the ground floor and the 5th bedroom is currently being utilised as a family room. There is also a shower room and cloakroom on this floor.

Upstairs there are 4 good sized bedrooms and a family bathroom.

Of particular note to the property are the large surrounding gardens which afford the most spectacular views of the village and undulating Downland countryside.

A paved terrace leads from the back and up steps to the heated swimming pool.

The gardens are mainly laid to lawn but interspersed with mature trees, flower borders and a small wooded copse.

There is direct access onto footpaths for walking up to the Ridgeway.





West Ilsley

5 The Maltings is situated in the Downland village of West Ilsley which has an excellent reputation, particularly in the horse racing world.

This highly regarded village has a popular pub and a lively atmosphere.

The property is surrounded by rolling countryside in an Area of Outstanding Natural Beauty.

More comprehensive amenities are found in Newbury, Reading and Oxford.

Communications are excellent with both the A34 and M4 nearby.

Didcot is about 7 miles away and has a fast and frequent service to London Paddington, which takes about 45 minutes.

The area is well served by both state and private schools and is in the catchment area for the Ofsted Outstanding Downs School in Compton.

Other schools in the area include The Ilsleys Primary School in East Ilsley, Downe House, Brockhurst, St Gabriel's, Horris Hill, Elstree, Cothill, Chandlings, St. Hugh's, Abingdon School, St. Helen's and St.Katharine's in Abingdon.

Services

Mains water, electricity and drainage. LPG gas heating.

Directions

From junction 13 of the M4 head north on the A34 . After approximately 5 miles, take the exit towards West Ilsley. Continue onto this road until you reach West Ilsley. The Maltings is the second road on the right.

Postcode

RG20 7AX

Local Authority

West Berkshire District Council. Telephone 01635 42400.

Viewing

Viewing by prior appointment only with the agents.

Ⓜ Reduced headroom below 1.5m / 5'0"



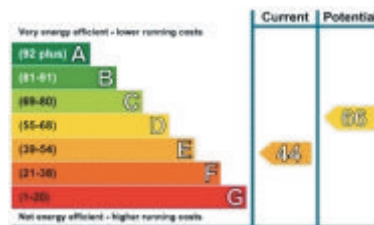
Approximate Gross Internal Area = 213.9 sq m / 2302 sq ft

Outbuildings = 37.1 sq m / 399 sq ft

Total = 251 sq m / 2702 sq ft



01488 682726
Rambury House, 22 High Street
Hungerford, Berkshire, RG17 0NF
victoria.anderson-stewart@knightfrank.com



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