



DOWNER & CO

TRUSTED SINCE 1988

Pen Meadow  
East Ilsley RG20 7LU

£620,000



# Four Double Bedroom Chalet Bungalow

## Features.

- Spacious and well presented
- Four double bedrooms
- Detached
- Historic village location within Downs School catchment
- Views across rolling countryside
- Flexible accommodation
- En-suite and dressing room to master
- Three bathrooms
- Gardens to rear and side
- Garage





## Description.

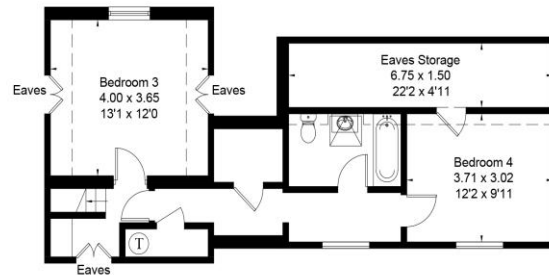
Spacious, well presented four double bedroom chalet bungalow located in the heart of East Ilsley with views across fields and far into the distance over rolling countryside. The property has been extended and improved over the years by the current owners to produce a home with flexible living and rooms that can be multi-functional.

The accommodation measures over 1800 sq.ft. and comprises entrance lobby, kitchen, utility room, living/dining room with gas-flame fire, study area, master bedroom with en-suite and dressing room to the ground floor, further double bedroom to the ground floor, bathroom to the ground floor, two further good sized doubles to the first floor and another bathroom also to the first floor. Benefits include enclosed rear garden, further enclosed garden to the side, driveway parking for three vehicles, good sized garage, upvc double glazing and oil fired central heating.

Approximate Floor Area = 173.5 sq m / 1868 sq ft  
 Garage = 21.6 sq m / 233 sq ft  
 Total = 195.1 sq m / 2100 sq ft  
 (Including Eaves Storage)



Ground Floor



First Floor

## Location.

The historic village of East Ilsley sits approximately half way between Newbury and Oxford on the A34, being only 11 miles to Newbury. Within the village there are two pubs and a primary school and the property is within the Downs School catchment. It is surrounded by stunning rolling countryside to explore and in the neighbouring villages of West Ilsley and Compton there are further pubs, local shops, cricket club and churches.

The pretty market town of Newbury offers a wide range of shopping facilities including a twice weekly local market, pedestrianised high street with local and national retail stores and major grocery outlets. There is a variety of cafes, restaurants and bars, a multi-screen cinema and the historic Corn Exchange theatre. There is a major rail station with direct links to London Paddington, the City of London and the West Country, and excellent access to the M4/A34 junction.



### Important Notice

#### **PROPERTY MISDESCRIPTIONS ACT 1991**

The information in this document is indicative and is intended to act as a guide only. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Property Misdescriptions Act 1991. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. We would like to point out that all photographs are taken with a wide angle lens and any fitted appliances have not been tested.

**EPC: D**

**COUNCIL TAX BAND: D**

**TENURE: FREEHOLD**

For more information on this chalet bungalow or to arrange a viewing please call the office on:

**01635 523777**

Alternatively, visit our website below to view all of the details of this property online.

**[www.downer.co.uk](http://www.downer.co.uk)**

Downer & Co Estate Agents  
44 Cheap Street  
Newbury  
Berkshire  
RG14 5BX