



DOWNER & CO

TRUSTED SINCE 1988

34 Church Side
East Ilsley RG20 7LR

£435,000



Extended Three Double Bedroom Semi-Detached House

Features.

- Village location
- Rural views across the roof tops
- Extended semi-detached house
- Three double bedrooms
- Master en-suite
- Four reception rooms
- Cloakroom and utility room
- Approximately 100 ft. rear garden
- Garage and driveway parking
- Walking distance to primary school





Approximate Gross Internal Area
141.30 sq m / 1520.94 sq ft
(Excludes Garage)
Garage Area 15.71 sq m / 169.10 sq ft

Description.

A greatly extended three double bedroom semi-detached house at the end of a cul-de-sac in this downland village with rural views across the roof tops to the surrounding countryside. The house located in the pretty village of East Ilsley, offers fantastic sized living accommodation together with an approx. 100ft rear garden.

The accommodation includes entrance porch, hallway, cloakroom, living room extending into a garden room, dining room, study/downstairs bedroom, kitchen, utility room, master bedroom en-suite, two further good sized double bedrooms, shower room, lovely rear garden, garage and driveway parking.

Location.

The historic village of East Ilsley sits approximately halfway 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 Secondary School catchment. It is surrounded by stunning rolling countryside offering fantastic walks and other countryside pursuits including along The Ridgeway. Other amenities including further pubs and village stores/post office and barbers can be found in the neighbouring villages on West Ilsley and Compton.

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 are major rail stations with direct links to London Paddington, the City of London and the West Country from either Newbury or Didcot and excellent access to the M4/A34 junction..

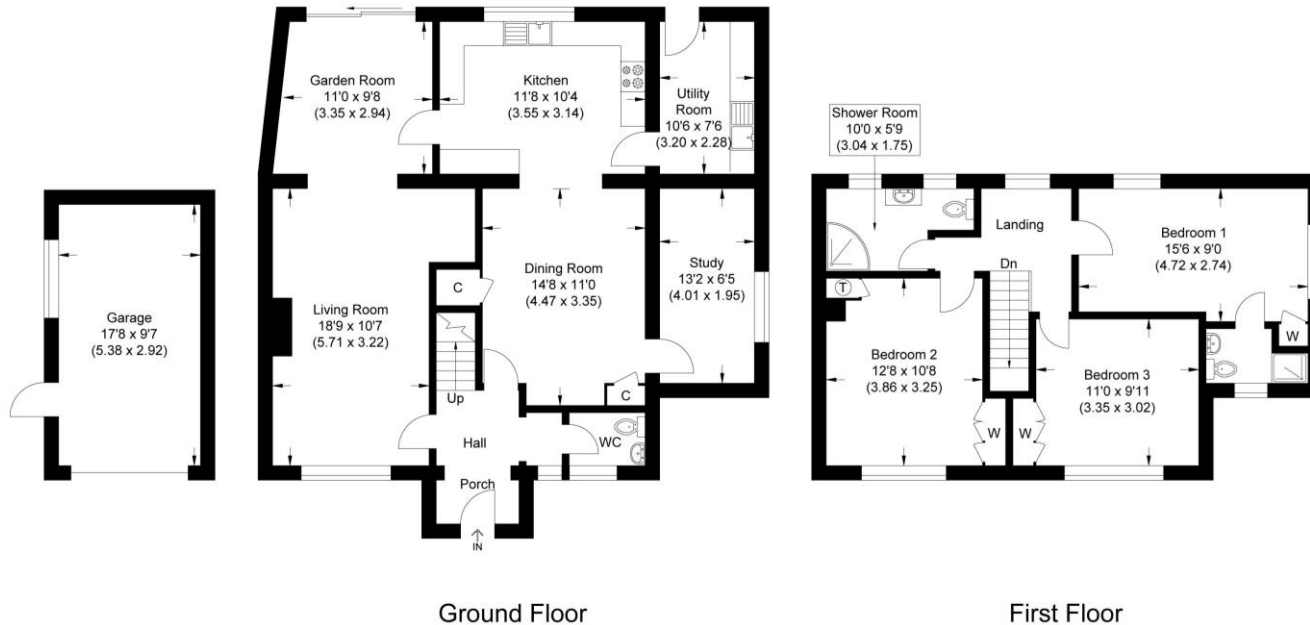


Illustration for identification purposes only, measurements are approximate, not to scale.



EPC: D

COUNCIL TAX BAND: C

TENURE: FREEHOLD

For more information on this house 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

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.

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