



DOWNER & CO

TRUSTED SINCE 1988

1 White Hart, High Street, East Ilsley RG20 7LE  
Price: £385,000



**Features.**

-  2
-  2
-  1

**Description.**

Tucked away in a small close of just three houses is this spacious and light two double bedroom character property. The well presented property sits in the middle of the village and is within a very short walk of local pubs, church, primary school and miles of stunning rolling countryside.

The accommodation consists of open plan kitchen/dining room, living room with wood burner, master bedroom with built-in wardrobes, second double bedroom and family bathroom. Outside there is a single garage, allocated parking opposite the house, stairs to a private patio and onto the private garden. Benefits include upvc double glazing and oil fired central heating.



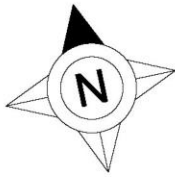


## Location.

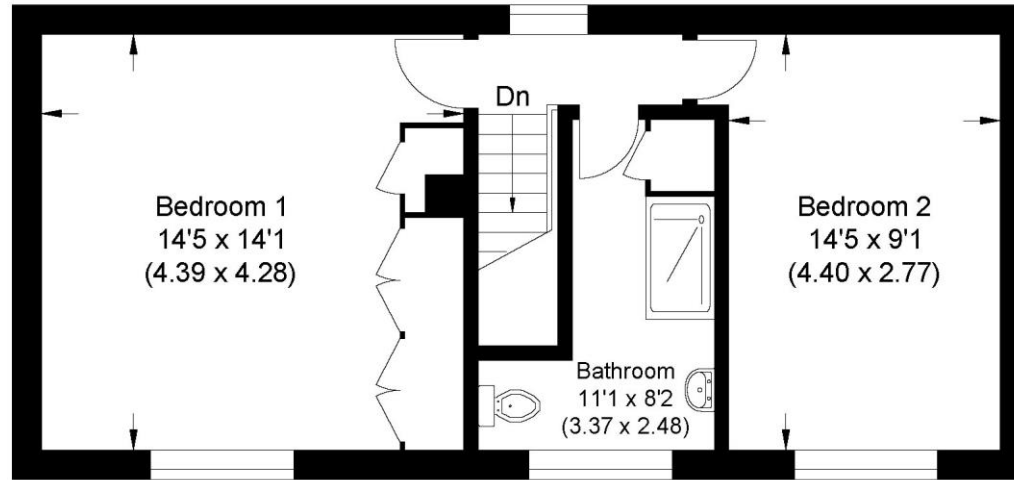
The historic village of East Ilsley sits approximately halfway between Newbury and Oxford on the A34, being only 11 miles to Newbury. Within the village there are two pubs and a primary school and the property is within the Downs School catchment. It is surrounded by stunning rolling countryside to explore 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.

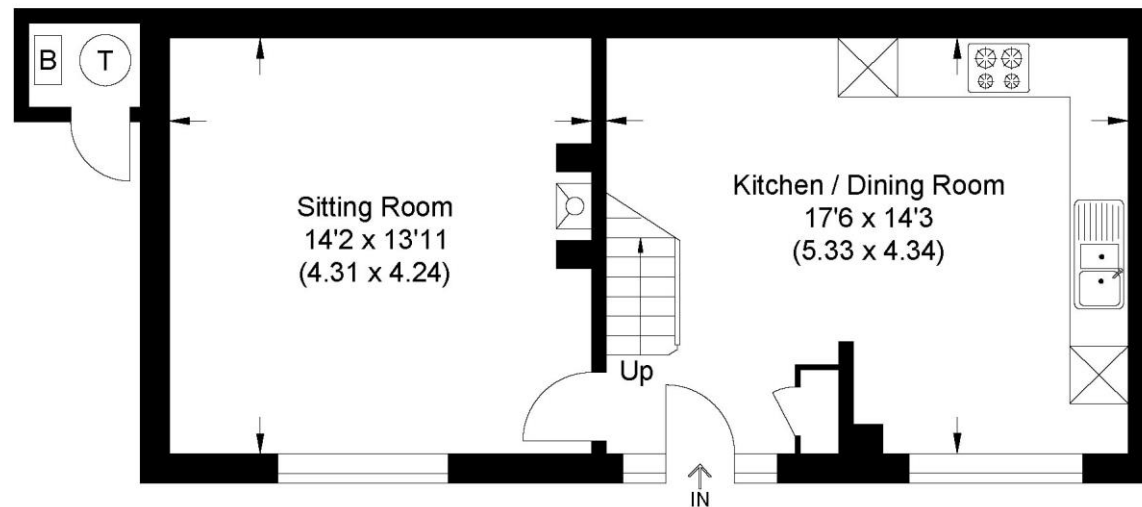
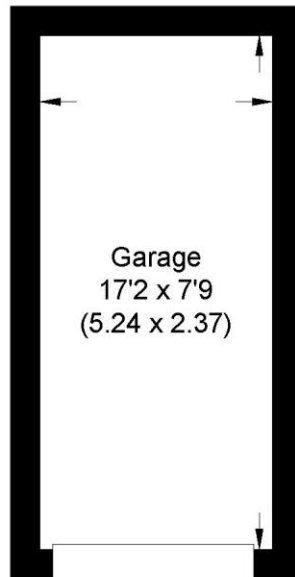




Approximate Gross Internal Area  
84.20 sq m / 906.32 sq ft  
(Excludes Garage)  
Garage Area 12.42 sq m / 133.68 sq ft



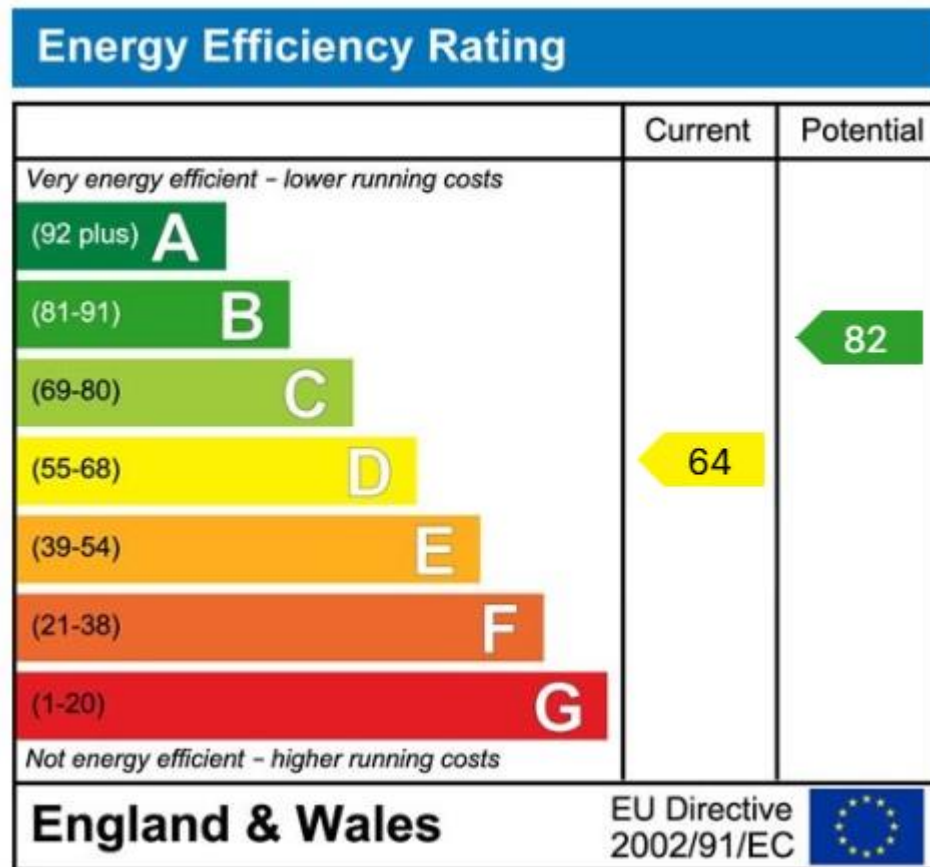
First Floor



Ground Floor

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





#### 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**  
**2024/25 £2,262.97.**

**TENURE: FREEHOLD**

For more information on this property or to arrange a viewing please call the office.

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

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