



1 SARSENS COTTAGES

EAST ILSLEY ♦ BERKSHIRE

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NEWBURY - 10 miles ♦ ABINGDON - 11 miles ♦ OXFORD

- 16 miles ♦ WANTAGE - 7 miles ♦ DIDCOT - 7 miles ♦

WALLINGFORD on THAMES - 12 miles ♦ READING - 15 miles

♦ STREATLEY on THAMES - 7 miles ♦ M4 motorway (J13 at

Chieveley) - 6 miles (Distances approximate)

An appealing 3 bedroom semi-detached cottage style property, constructed to a high standard incorporating a quality specification and character design features, being attractively located overlooking pleasant gardens near the central part of this historic old Village situated on the Berkshire Downlands an area of “Outstanding Natural Beauty” between Oxford and Newbury.

♦ Covered Porch

♦ Entrance Hall

♦ Cloakroom

♦ Sitting Room with fireplace

♦ Kitchen / Dining Room

♦ 3 Bedrooms

♦ Bathroom

♦ West facing Rear Garden

♦ One allocated off-road car parking space



SITUATION

The village of East Ilsley lies in a fold of the Berkshire Downs close to the historic Ridgeway Path and its geographical position on the Downlands largely determined its part in the pageant of history, being on one of the busiest ancient routes across the Downs, dating back to the Bronze Age. It became an important trading centre from the 13th century onwards for corn and later for wool, ultimately being granted a Royal Charter by James I in 1620.

The Sheep Fairs held fortnightly, were second only to Smithfield in London and at their height sold 400,000 with the record of 80,000 being penned in a single day. At the peak there were 24 inns and public houses catering for all the farmers, shepherds and drovers on market days. Nowadays the village has successfully avoided the problem of overdevelopment retaining its timeless character, and, whilst continuing its link with farming, is more associated with racehorses, with several racing stables being located in or near the village. The village has also greatly benefited from the A34 by-pass, which previously went straight through the centre of the village and is now sited away to the west of East Ilsley, becoming an important dual carriageway linking the south coast to the Midlands.

Around the central part of the village there are many examples of interesting period properties from timbered cottages to the more elegant Queen Ann and Georgian country houses, especially in Broad Street. The village also boasts a village pond, parish church, two well-known established Inns and a Church of England primary school.

In addition to having well revered and outstanding local state primary and secondary schooling, including a primary school within East Ilsley itself, and the renowned Downs Secondary School across the hills in Compton, the area is also extremely well served by an excellent range of private schooling, of particular note; Cranford House School, The Oratory Preparatory School, Moultsford Preparatory School, St Andrews Preparatory School, The Oratory School, Pangbourne College, Brockhurst & Marlston House, Downe House, Rupert House School, Shiplake College, The Abbey School, Bradfield College, The Manor Preparatory School, Abingdon School, Abingdon Preparatory School, Radley College, and St Helen & St Katharine.

There are main line stations at Newbury and Didcot, the latter being nearer, providing fast commuter services up to London (Paddington) in approximately 45 mins. The County town of Reading together with Oxford, Newbury and the M4 are all easily accessible, and the mainline station in Goring-on-Thames provides excellent commuter services up to London (Paddington and Waterloo). Goring-on-Thames being the larger village has a wide range of shops and amenities as well as Restaurants, Riverside Café, Olde Worlde Inns, Bank, Doctors, Dentist, and 2 Hotels.

PROPERTY DESCRIPTION

1 Sarsens Cottages is an attractive semi-detached cottage in a pretty countryside setting, traditionally built with red kilned brick elevations having feature Sarsen stone inset under a hipped clay tile roof with tiled dormers across the front having herringbone brick elevations.

Constructed in 2003 to a high standard incorporating a quality specification and character design features including solid timber ledged & braced doors & casement carved wooden double glazed windows.

To the ground floor is an Entrance Hall leading to the Cloakroom and Sitting Room with fireplace. The Kitchen / Dining Room has an attractive combination of both granite and wooden worktops, a host of in-built appliances and a stable door leading onto the garden. To the first floor are two double Bedrooms, a further single Bedroom and Family Bathroom.

OUTSIDE

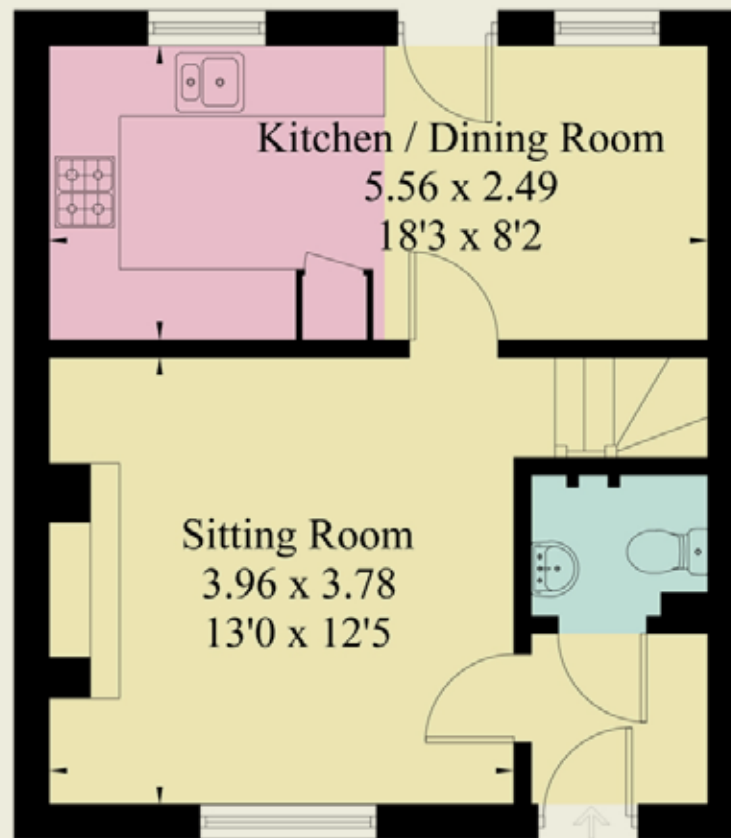
The property is approached off the Old Stanmore Road where a wide footpath extends down across the front of four cottages. There is an attractive low brick wall across the front of the property and 'Cottage style' open entrance porch under clay tiled roof with flagged floor.

Pedestrian access can be gained from the side of the property to the secluded rear garden which has a Westerly aspect and is mainly laid to lawn, with a low brick retaining wall and brick laid steps leading from a gravelled and paved pathway spanning the rear of the cottage. Situated off to the side of the cottage is an allocated off-road car parking space, with further parking found easily adjacent.

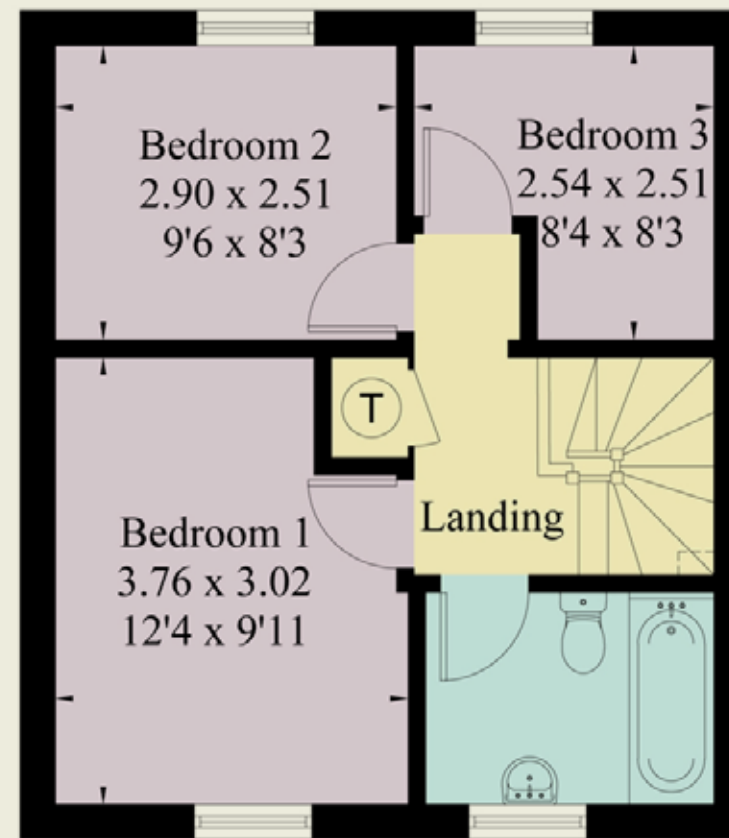


1 Sarsen Cottage, East Ilsley, RG20 7LU

Approximate Floor Area = 71.1 sq m / 765 sq ft



Ground Floor



First Floor



GENERAL INFORMATION

Services: Mains water, electricity and drainage are connected. Oil fired boiler providing central heating and domestic hot water, with secondary source from immersion heater.

Council Tax: D

Energy Performance Rating: C / 72

Postcode: RG20 7LU

Local Authority: West Berkshire District Council

Telephone: 01635 42400

VIEWING

Strictly by appointment through Warmingham & Co.

DIRECTIONS

From our offices in the centre of Goring turn left and proceed down the High Street across the river bridge and up to the top of Streatley High Street where at the traffic lights continue straight across on the B4009 road to Newbury. On reaching Aldworth continue through the village and on meeting the staggered crossroads junction by the Four Points Public House turn right for Compton and East Ilsley. Follow this road until reaching East Ilsley and on coming down the hill into the village bear left into the one way system, past the pond and then around to the right. At the junction with the main street bear left as if leaving the village towards Newbury and in a further 100 yards turn right into the Old Stanmore Road. Sarsens Cottages are found on Narborough Lane, located towards the top of Old Stanmore Road off on the right hand side.

From Junction 13 of the M4 join the A34 heading towards Oxford. After 6 miles leave the A34. On reaching East Ilsley go round the pond and At the junction with the main street bear left as if leaving the village towards Newbury and in a further 100 yards turn right into the Old Stanmore Road. Sarsens Cottages are found on Narborough Lane, located towards the top of Old Stanmore Road off on the right hand side.

DISCLAIMER

The agent has not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. If required, the client is advised to obtain verification. These particulars are issued on the understanding that all negotiations are conducted through Warmingham & Co. Whilst all due care is taken in the preparation of these particulars, no responsibility for their accuracy is accepted, nor do they form part of any offer or contract. Intending clients must satisfy themselves by inspection or otherwise as to their accuracy prior to signing a contract.

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