



AMBER LODGE

EAST ILSLEY ♦ BERKSHIRE



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Newbury - 8 miles ♦ Oxford - 17 miles ♦ Reading - 19 miles ♦
Goring on Thames - 8 miles ♦ Didcot - 9 miles ♦ M4 at Chieveley
(J13) - 5 miles ♦ Mainline Stations at Didcot, Goring & Stratley
and Newbury (Distances approximate)

In a central location within this historic village, situated within the beautiful Berkshire Downlands between Newbury and Oxford in an area of 'outstanding natural beauty', with outstanding schools nearby, and excellent road communications and a mainline commuter station for London (Paddington) within easy driving distance.

A modern & contemporary 3 bedroom house, presented beautifully throughout and offering spacious living accommodation and benefitting from private garden and parking at the rear for 2 cars.

- ♦ Reception Hall
- ♦ Utility / Cloakroom

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- ♦ Open-plan Sitting / Dining Room leading onto the garden
 - ♦ Kitchen

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- ♦ Central Landing
 - ♦ 3 Double Bedrooms with built-in wardrobes
 - ♦ Family Bathroom

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- ♦ Loft with potential to convert

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- ♦ Attractive Front & Rear Gardens
 - ♦ Timber Storage Shed

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- ♦ Private off-road Parking for 2 cars



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 it's 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 highly respected primary school.

The Downs Secondary School is located just over the hill in Compton, which has built up an enviable reputation for academic standards in recent years and now boasts its own VI form and excellent Ofsted ratings. In addition to having well revered local state primary and secondary schooling, 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 (10 miles) and Didcot (9 miles), or Goring & Streatley (8 miles), 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 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, Doctors, Dentist, and 2 Hotels.

PROPERTY DESCRIPTION

A light and spacious modern house, built in 1990's, located in the central part of the village within walking distance of the primary school and village amenities. Entrance is into a hallway with stair access and cloakroom with utility. It then flows through into the large sitting dining room which allows for masses of light via wall to wall glass panels with French doors and velux windows above with in-built reflective thermal blinds. There is direct garden access for "al fresco" dining. The kitchen is fully fitted and overlooks the front garden. To the first floor a central landing leads to 3 Double Bedrooms, all with built-in wardrobes, and a family bathroom featuring a bath with overhead shower. The loft offers really good space and there would be potential to covert into another bedroom with ensuite, subject to survey.

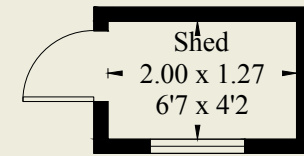
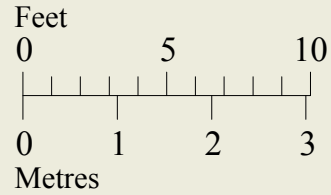
OUTSIDE

Across the front of the house is a neat lawned garden with low brick walled boundary. A path leads through to the front door and continues to a private timber gate under a covered walkway. The garden at the rear has a lovely south easterly aspect. Fully fenced and mainly laid to lawn it is a wonderful space to enjoy. A shed provides storage and there is a gate leading to the parking area with 2 spaces for the property behind the fence.



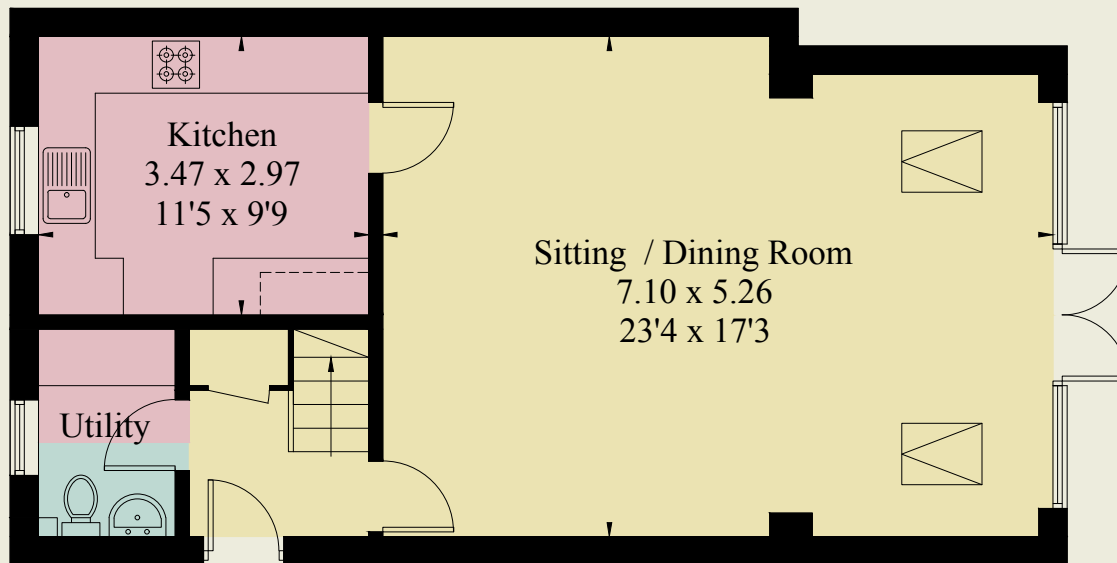
Amber Lodge, High Street, East Ilsley, Newbury, RG20 7LE

Approximate Gross Internal Area
96.7 sq m / 1041 sq ft
(Excluding Shed)

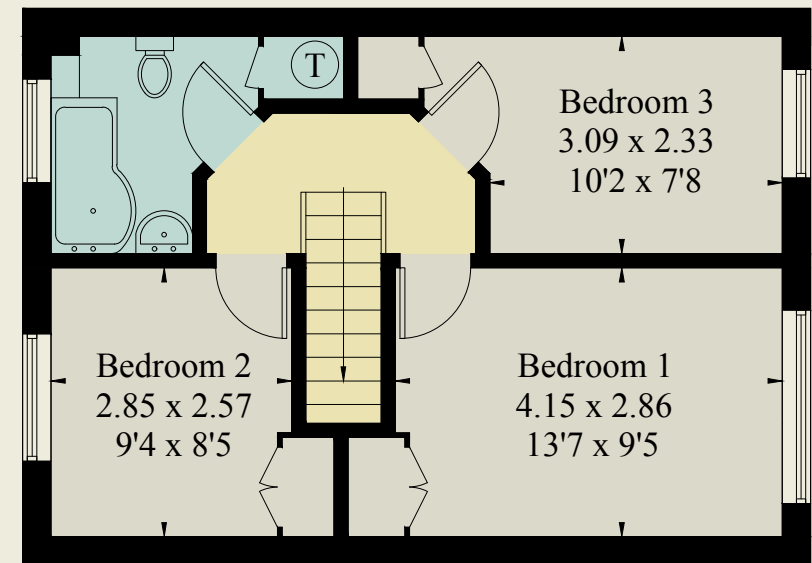


(Not Shown In Actual
Location / Orientation)

= Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor

FLOORPLANZ © 2017 0203 9056099 Ref: 182850

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



GENERAL INFORMATION

Services: Mains electricity, water, and drainage are connected to the property. Oil fired central heating and hot water.

Energy Performance Rating: C / 70

Postcode: RG20 7LE

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 over the River bridge and up to the top of Streatley High Street. At the traffic lights continue straight across on the B4009 road to Newbury. After passing through the village of Aldworth turn right by the Four Points Pub sign posted for Compton and East Ilsley. Continue through Compton and on reaching East Ilsley follow the one way system passing the Pond and along Broad Street. On meeting the junction bear left onto the High Street, Amber Lodge will be found a short way up on the left 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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