



# NACHDEDORN

EAST ILSLEY ♦ BERKSHIRE

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# NACHDEDORN

EAST ILSLEY ♦ BERKSHIRE

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 & Streatley and Newbury (Distances approximate)

On the edge of 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 detached bungalow in need of total renovation or opportunity to demolish and replace, subject to relevant planning permission. With detached garage with store and separate outbuilding and log store, the plot size is 0.13 of an Acre and offers wonderful views across the fields and beyond.

♦ Hallway

♦ Kitchen

♦ Boot Room

♦ Sitting Room

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♦ 2 Double Bedrooms

♦ Bathroom

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♦ Detached Garage with Store

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♦ Timber Outbuilding with Log Store

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♦ 0.13 of an Acre with South Facing Stunning Views



## 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, Moulsoford 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

Nachdedorn offers an opportunity for complete renovation or demolishing to replace. Built in the 1950's of traditional build with brick elevations and tiled roof. The bungalow itself is 775 sq ft in size and there is a detached double garage with store and second outbuilding which all together give a total size of 1,367 sq ft.

## OUTSIDE

Across the front of the house is a low brick wall and five bar gate leading onto the garden and a smaller metal gate leading onto a path to the front door. The plot size is 0.13 of an Acre and its main gardens are to the side and the back allowing for the most wonderful south facing views across the fields and paddocks beyond.

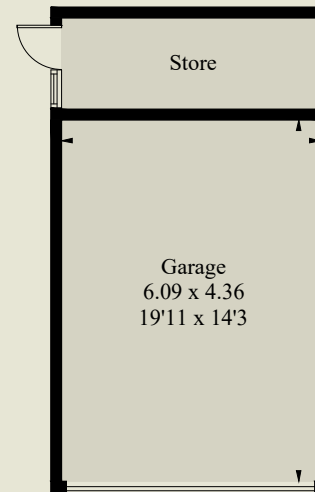
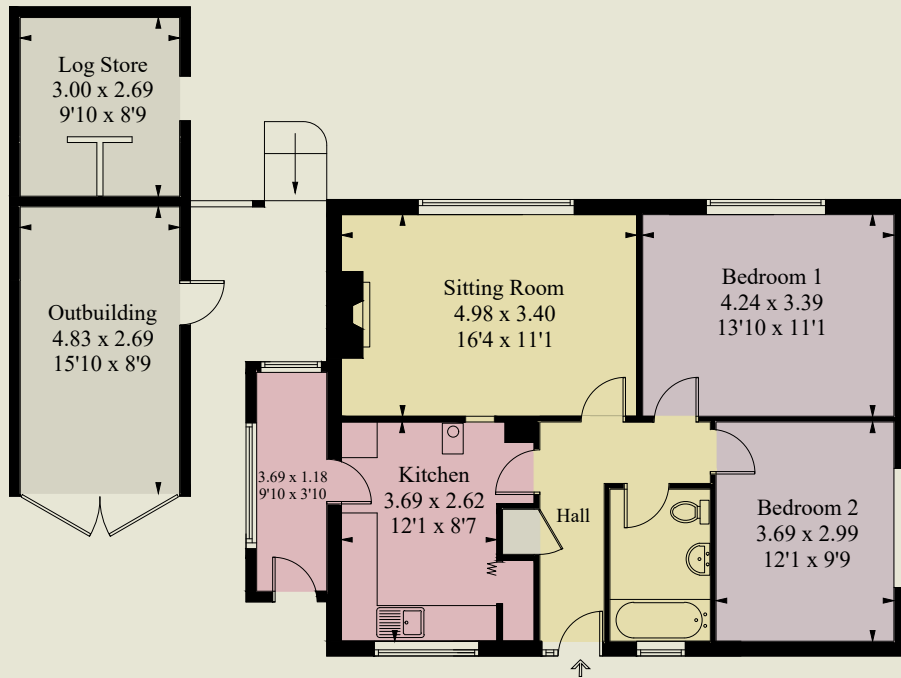
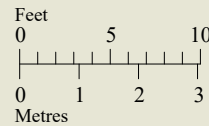


## Nachdedorn, Compton Road, East Ilsley, Berkshire, RG20 7LJ

Approximate Gross Internal Area = 72 sq m / 775 sq ft

Outbuildings = 55 sq m / 592 sq ft

Total = 127 sq m / 1367 sq ft



(Not Shown In Actual Location / Orientation)

CREATESPACE DESIGN ref 537

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)

### GENERAL INFORMATION

**Services:** Mains electricity, water and drainage are connected to the property. The property is connected to oil for central heating and hot water, but boiler not functional.

**Council Tax:** C

**Energy Performance Rating:** E / 47

**Postcode:** RG20 7LJ

**Local Authority:** West Berkshire District Council  
Tel: 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 out onto the road to East Ilsley. Nachdedorn is the first property on the left hand side as you enter the village.

### 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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