



5 FIR TREE PADDOCK

WEST ILSLEY ♦ BERKSHIRE

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WEST ILSLEY ♦ BERKSHIRE

NEWBURY - 10 miles ♦ WANTAGE - 7 ½ miles ♦ ABINGDON -
11 ½ miles ♦ OXFORD - 15 miles ♦ M4 at CHIEVELEY (junction 13)
- 6 ½ miles ♦ DIDCOT - 7 miles ♦ EAST ILSLEY - 1 ½ miles
♦ COMPTON - 3 miles (Distances approximate)

A well presented detached 3 bedroom “cottage style” house situated in a sought after countryside village, 2 miles west of the A34 in a delightful position backing onto open paddock land.

- ♦ Entrance Porch
- ♦ Cloakroom
- ♦ Living Room with fireplace
- ♦ Dining Area
- ♦ Fitted Kitchen

- ♦ 3 Bedrooms
- ♦ Family Bathroom

- ♦ Garden with Decking Area

- ♦ Garage
- ♦ Driveway Parking for 2 Cars



SITUATION

Quietly tucked away in a fold of the Berkshire Downlands is the small, rustic village of West Ilsley, surrounded by scenic rolling hills. A Roman road abounds the Parish on the west and above it is the ancient Ridgeway Path, which traces its timeless way across the Downs to Streatley where it crosses the Thames and onwards into the Chilterns.

The village has an historically interesting array of rambling farmhouses, old cottages and barns and some fine houses, notably West Ilsley House, formerly the home of the Morland Brewing family, which dates from the Queen Anne period. Close to the village is Hodcot House which is now a famous horseracing establishment formerly owned by the Queen.

The village, historically linked to farming and agriculture, still continues this rural way of life today remaining largely unspoilt, albeit it has become more residential benefiting from the excellent road communications. There is plenty going on for all age groups. The cricket and tennis clubs both have regular activities throughout the summer months for the younger members of the community. Not to be missed is the annual village fete and lively pre-fete dance. The village website, www.westilsley.org.uk provides further details and is well worth a visit.

There is also a thriving public house overlooking the cricket field and pavilion which has become well known for its food. For rail commuters there are fast regular mainline services up to London (Paddington) from nearby Didcot.

The village also benefits from having excellent education close at hand including the renowned ‘Downs’ secondary school at Compton and St Helen’s & St Katharine’s for Girls and Abingdon Boys Schools. More state and private schools can be found within easy access including the popular East Ilsley primary school.



PROPERTY DESCRIPTION

5 Fir Tree Paddock is a modern detached "cottage style" house of appealing design occupying an elevated position backing onto open paddock land. Entrance is into a porch with cloakroom which then leads into the generous sitting dining room with open fireplace and French doors leading to the terrace. The kitchen is fully fitted and of modern design. Upstairs there are 3 bedrooms and family bathroom with bath and overhead shower. The property offers lovely light and airy space.

OUTSIDE

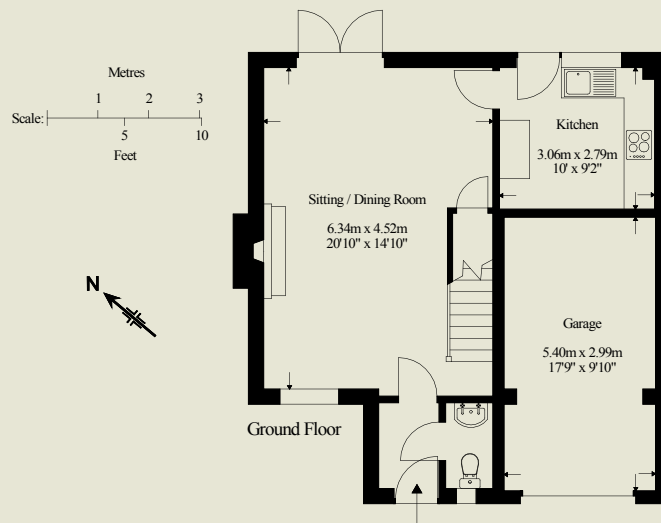
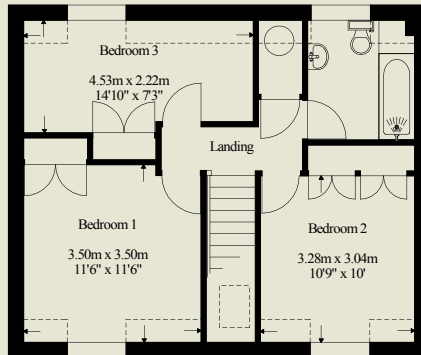
The property is found at the top of the cul de sac and has a private driveway offering parking for 2 cars, plus there is a garage with up and over door. Access to the rear is from both sides, with bin storage to the right. There is a terrace across the back, perfect for "al fresco" dining, as well as further decking to the left hand side and raised terrace to the back. The paddocks at the back offer a peaceful backdrop and there are pretty borders and grassed areas.



5 Fir Tree Paddock,
West Ilsley.

Approximate gross internal area
108.77 sq.m. 1171 sq.ft.

First Floor



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GENERAL INFORMATION

Services: Mains water, electricity and drainage are connected to the property. Central heating and domestic hot water from oil fired boiler.

Council Tax: D

Energy Performance Rating: D / 61

Postcode: RG20 7AY

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 and then across the river bridge up to the top of Streatley High Street. At the traffic lights continue straight ahead on the B4009 road to Newbury. Continue up the hill and out of the village and in a further 2 miles after passing through Aldworth turn right opposite the thatched Four Points Public House signposted for Compton and East Ilsley. Continue through Compton and coming down the hill into East Ilsley follow the one way system round passing the village pond and at the central junction in the heart of the village turn right and come down to the square by the two public houses where turn left, leave the village passing underneath the A34 dual carriageway. On reaching the village of West Ilsley in a further 1½ miles follow the hill down into the village and upon reaching the centre of the village Fir Tree Paddock will be found off on the right hand side with 5 being found at the top of the cul de sac.

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.

Warmingham
www.warmingham.com

01491 874144

4/5 High Street, Goring-on Thames
Nr Reading RG8 9AT

E: sales@warmingham.com

www.warmingham.com