



9 MAIN STREET

WEST ILSLEY ♦ BERKSHIRE



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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 beautifully presented 4 bedroom cottage, recently renovated to a high standard with wonderful views across the Berkshire fields.

- ♦ Entrance Hall
- ♦ Fitted Kitchen
- ♦ Living Room with bay window
- ♦ Dining Room
- ♦ Cloakroom
- ♦ Study/Office

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- ♦ Master Bedroom with en suite shower room
  - ♦ 3 Further Double Bedrooms
  - ♦ Family Bathroom with bath and separate shower

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- ♦ Terrace with views, plus further patio and grassed garden
  - ♦ Garage with separate store

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- ♦ Private Parking

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- ♦ Innovative Oil Fired Central Heating system with underfloor throughout the downstairs and radiators upstairs

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- ♦ In all Extending to 1,798 sq ft



## 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](http://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

9 Main Street is the right hand side of a pair of cottages sitting in an elevated position on the edge of West Ilsley. The stable front door leads into a tiled spacious hallway, giving access to all downstairs living space, as well as the staircase. To the right of the hall is a good sized study or office, which could also be a play room. There is a cloakroom off the far end of the hallway and there is a useful under stairs cupboard for storage. There are painted glass panelled doors into the dining room, which is fully carpeted and the room offers much character with exposed beams in the wall. The living room is fully beamed and hosts a large wood-burner and lovely bay window capturing far reaching views across the fields. The kitchen is of modern design, creating a lovely contrast to the properties age. The staircase is solid oak with glass sides continuing the contemporary theme. The master bedroom offers good space and has French doors leading directly out to the top decked sitting area. It also benefits from a modern wet room. There are 3 further double bedrooms and a family bathroom which has a bath and separate shower.

## OUTSIDE

The property is accessed through a small gate with steps up to the front of the house which overlooks the fields beyond. There is a large tiled terrace, perfect for alfresco dining. The garden continues round the side of the house and up to the rear decking area with further lawned garden beyond. The garage is at the bottom of the property with a separate bin store attached.



# 9 Main Street, West Ilsley, Newbury, RG20 7AR

Approximate Gross Internal Area

House = 143.5 sq m / 1545 sq ft

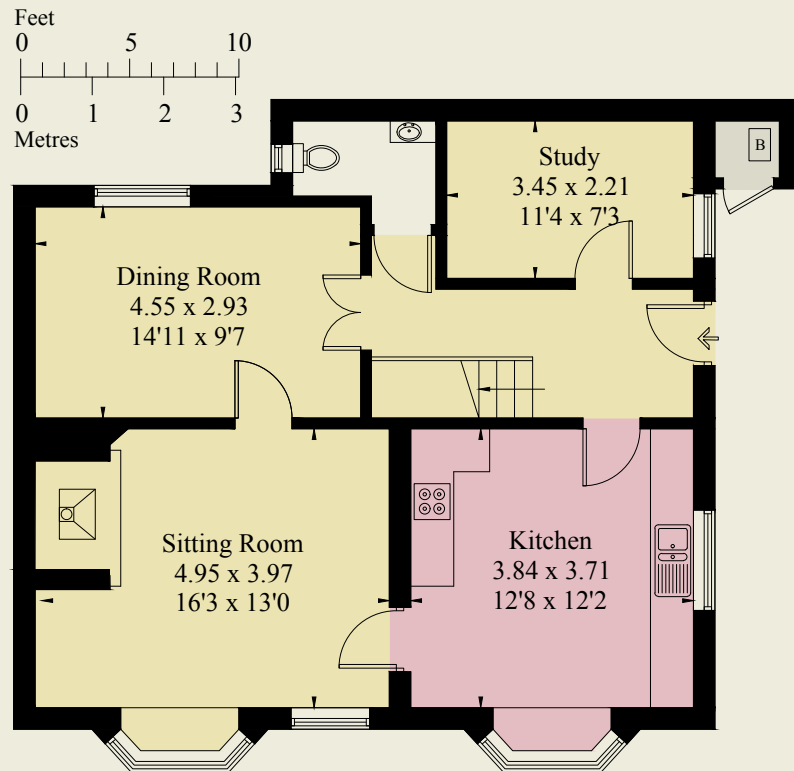
Boiler Room = 0.7 sq m / 7 sq ft

Garage = 22.9 sq m / 246 sq ft

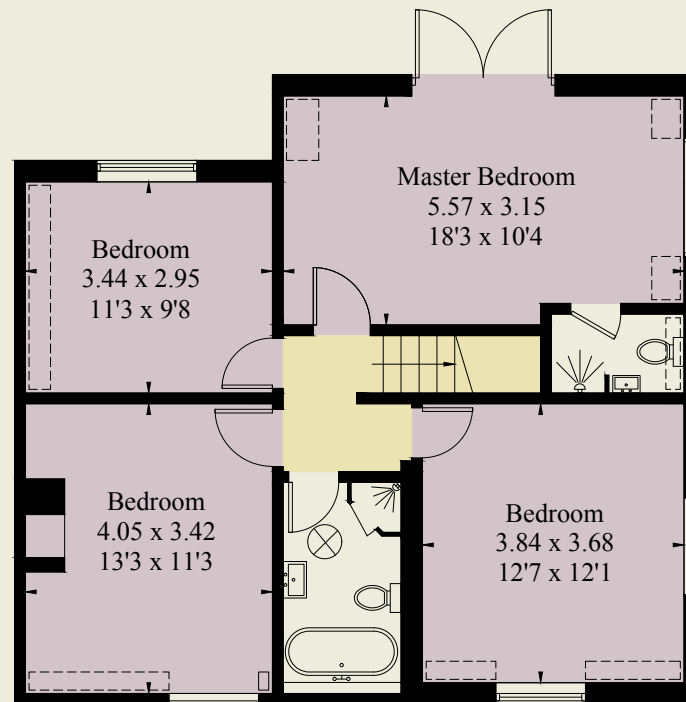
Total = 167.1 sq m / 1798 sq ft



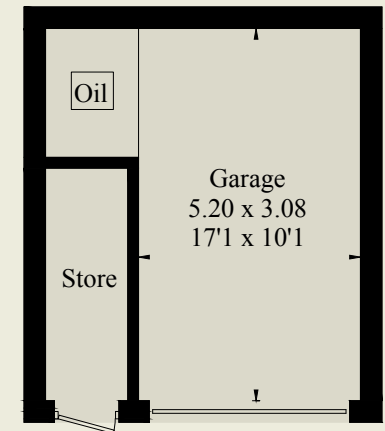
To Garden



Ground Floor



First Floor



(Not Shown In Actual  
Location / Orientation)

FLOORPLANZ © 2017 0203 9056099 Ref: 192614

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 water, electricity and drainage are connected to the property. Central heating and domestic hot water from oil fired wall boiler located.

**Council Tax:** D

**Energy Performance Rating:** E / 50

**Postcode:** RG20 7AR

**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 through the centre where the property will be found after 'The Harrow' Public House, on the lane to the right.

## 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**

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