



# WHEATFIELD BARN

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 barn conversion in lovely picturesque village with great road links.

- ♦ Entrance Hall
- ♦ Fitted Kitchen
- ♦ Living Room with log burning stove
- ♦ Dining Room
- ♦ Cloakroom
- ♦ Study/Office outbuilding in the rear garden

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- ♦ 2 Double Bedrooms on the ground floor

- ♦ Family Bathroom
- ♦ 2 Further Double Bedrooms
- ♦ Shower Room

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- ♦ Garden with decking and grassed garden

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- ♦ Garage in separate block
  - ♦ Parking for two 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](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

Wheatfield Barn is a beautifully presented barn conversion in the centre of West Ilsley. The front door leads into a spacious vaulted hallway. There is a cloakroom/Utility Room in the hallway close to the front door. A further door gives access to the wonderful sitting/dining room offering much character with exposed beams in the walls. The living room is fully beamed and hosts a large wood-burner and lovely large windows capturing garden views. The kitchen is of modern design, creating a lovely contrast. The downstairs has two double bedrooms, one having a mezzanine floor and a family bathroom is also on the ground floor. Upstairs the master bedroom is a double room and offers good space, the fourth bedroom is also a double and there is a shower room on the first floor.

### OUTSIDE

The property is accessed through a wide communal drive and a small path up to the front of the house. There is a large decked 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 office is a lovely contemporary building offering good size additional accomodation.

The garage is in a separate block which benefits from a vaulted ceiling giving additional storage. There is parking for 2 cars in front of the property, slightly off to the one side in allocated bays.




# Wheatfield Barn, West Ilsley, RG20 7AJ

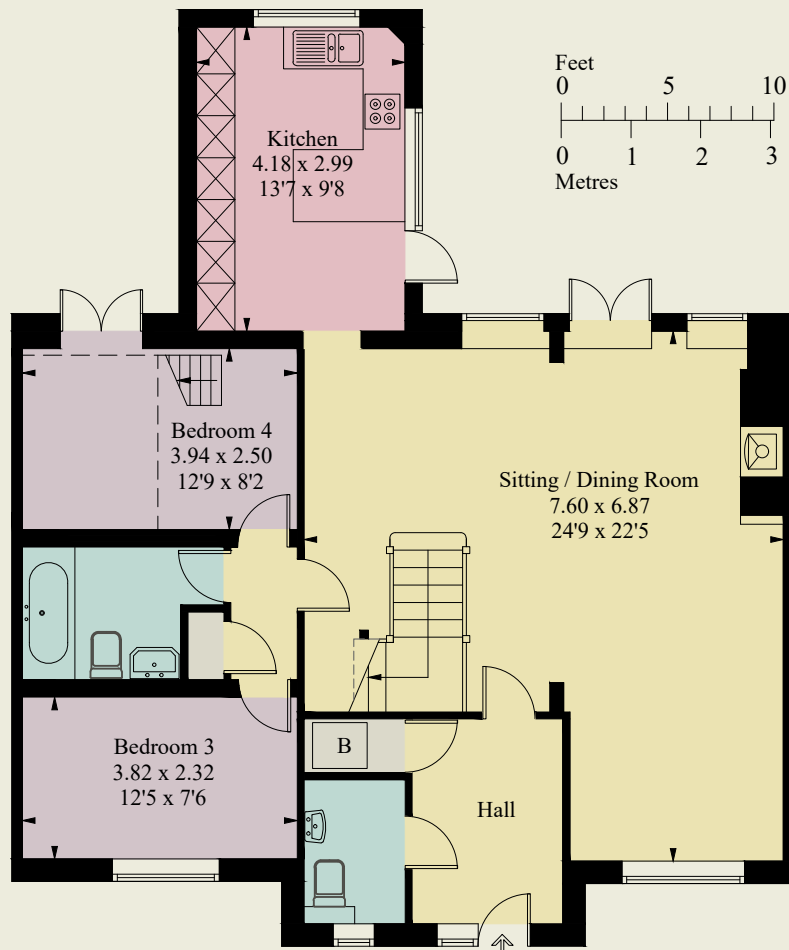
Approximate Gross Internal Area = 145 sq m / 1560 sq ft (Excluding Void)

Outbuildings = 33 sq m / 355 sq ft

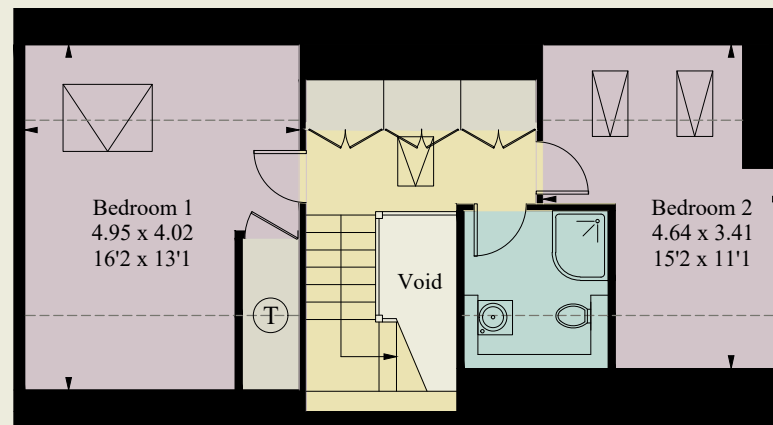
Total = 178 sq m / 1915 sq ft



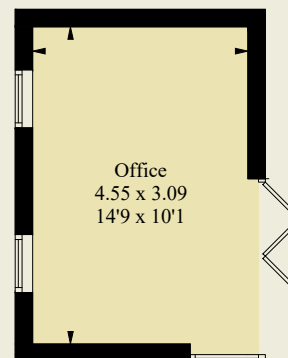
 = Reduced head height below 1.5 m



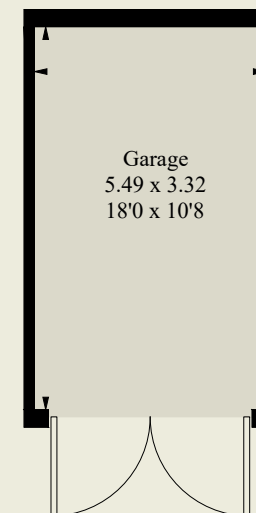
Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)







## GENERAL INFORMATION

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

**Energy Performance Rating:** E

**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 Wheatfield Barn is found on the left hand side, being the middle property of the barn conversions.

## 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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