



## 2 ST PATRICKS CLOSE

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 & Streatley  
and Newbury (Distances approximate)

Centrally located in this historic village situated within the beautiful Berkshire Downlands, situated 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 2 bedroom house within a quiet cul de sac, offering lovely light and bright accommodation and having its own garden as well as 2 allocated parking spaces.

- ♦ Reception Hall
  - ♦ Cloakroom
  - ♦ Sitting Room
  - ♦ Kitchen Breakfast Room
  - ♦ Conservatory
- 
- ♦ Landing
  - ♦ 2 Double Bedrooms With Built-In Wardrobes
  - ♦ Family Bathroom
- 
- ♦ Attractive & Mature Gardens with Greenhouse and Shed
- 
- ♦ 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, 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, Waterloo and Crossrail services). 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, Vets, Dentist, and 2 Hotels.

## PROPERTY DESCRIPTION

St Patricks Close is a bespoke development of just 3 houses, finished to a high standard, overlooking a shared gravelled courtyard, with private parking opposite.

The properties have appealing multi stock brick and part tiled elevations with decorative banding and under pitched clay tiled roofs. Situated at the end of this small development, and quietly tucked away, a peaceful ambience is to be enjoyed.

Entrance is into the hallway with stair access and cloakroom. The sitting room has doors leading into both the conservatory and kitchen breakfast room and there is an understairs cupboard. The kitchen is fully fitted and has a dining area and back door giving direct garden access. The conservatory looks out onto the garden offering wonderful views. Upstairs there are 2 double bedrooms, both benefitting from generous built in wardrobes and a family bathroom with bath and overhead shower.

## OUTSIDE

The property sits privately in the corner of this cul de sac just a short walk to the village primary school and centre, and but a short drive to extensive amenities and also for the mainline railway providing access to London in well under the hour. An attractive gravelled communal courtyard fronts the property, with the brick paved parking bays opposite, affording private parking for 2 cars. The rear of the property enjoys a sheltered and private aspect, with part hedge and fence boundaries. Mainly laid to lawn with borders filled with shrubs and plants, it has a greenhouse and large shed and then a pathway leading to a private gate for rear access.





## 2 St Patricks Close, East Ilsley, Berkshire, RG20 7JZ

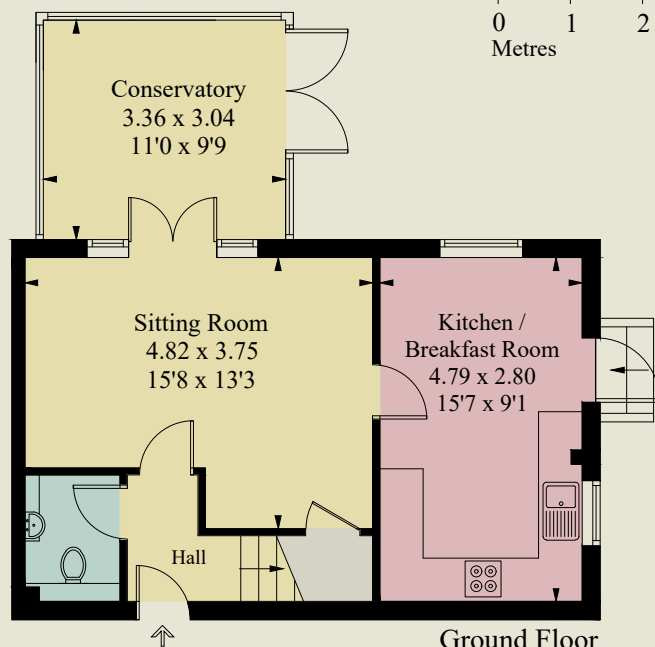
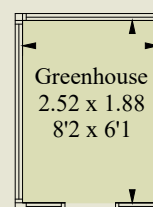
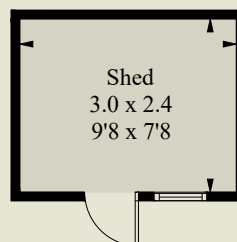
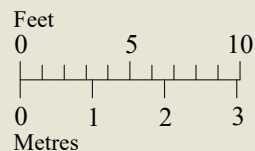
Approximate Gross Internal Area = 84 sq m / 904 sq ft

Outbuildings = 11 sq m / 118sq ft

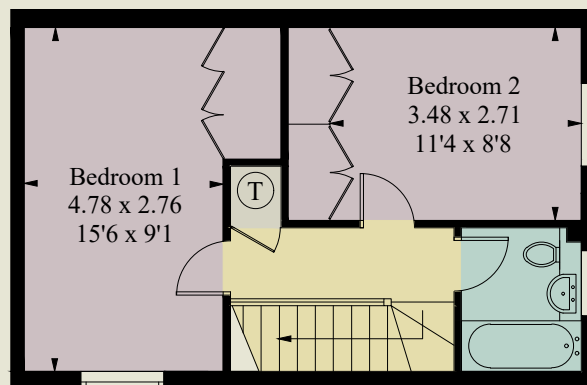
Total = 95 sq m / 1022 sq ft



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

CREATESPACE DESIGN ref 590

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. Fully electric heating and hot water.

**Energy Performance Rating:** D (57)

**Postcode:** RG20 7JZ

**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, and then right on to Old Stanmore Road after a further 100 metres. St Patricks Close will be found a short way along off on 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.



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