



ST JUDE

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 & Stratley
and Newbury (Distances approximate)

Situated 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.

An elevated detached bungalow with linked detached garage at ground level offering 2 bedroom accommodation and pretty raised garden offering views over the village.

- ♦ Hallway
- ♦ Sitting Room with Woodburner
- ♦ 2 double bedrooms
- ♦ Family Bathroom
- ♦ Kitchen
- ♦ Conservatory
- ♦ Attached Garage
- ♦ Enclosed Private Garden
- ♦ In All Extending To 990 sq ft



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

Built in the 1970's, St Jude's is an individual detached bungalow, set back in its plot, in an elevated position. Entrance is into a hallway which runs through the property to the far end. The sitting room has a wood burner and it overlooks the front of the house with a roof top view across the village. There are 2 double bedrooms and a family bathroom with bath and overhead shower. The kitchen is fully fitted and has an opening into a dining area/conservatory with French doors allowing for direct garden access and views.

OUTSIDE

To ground level, there is a gravelled driveway in front of the garage. The garage has a front up and over door as well as a side door. A metal gate takes you to steps leading up to the property. Across the top is a log store and wide railed terrace. The garden is accessed either from the conservatory in the house or there is a sloping pathway to the side of the garage taking you to a gate and into the garden. There is a gravelled pathway running round the side of the house and then steps take you up to the lawned area with pretty border planting and fully hedged boundaries. From the garden you get a lovely view looking back across at the village.

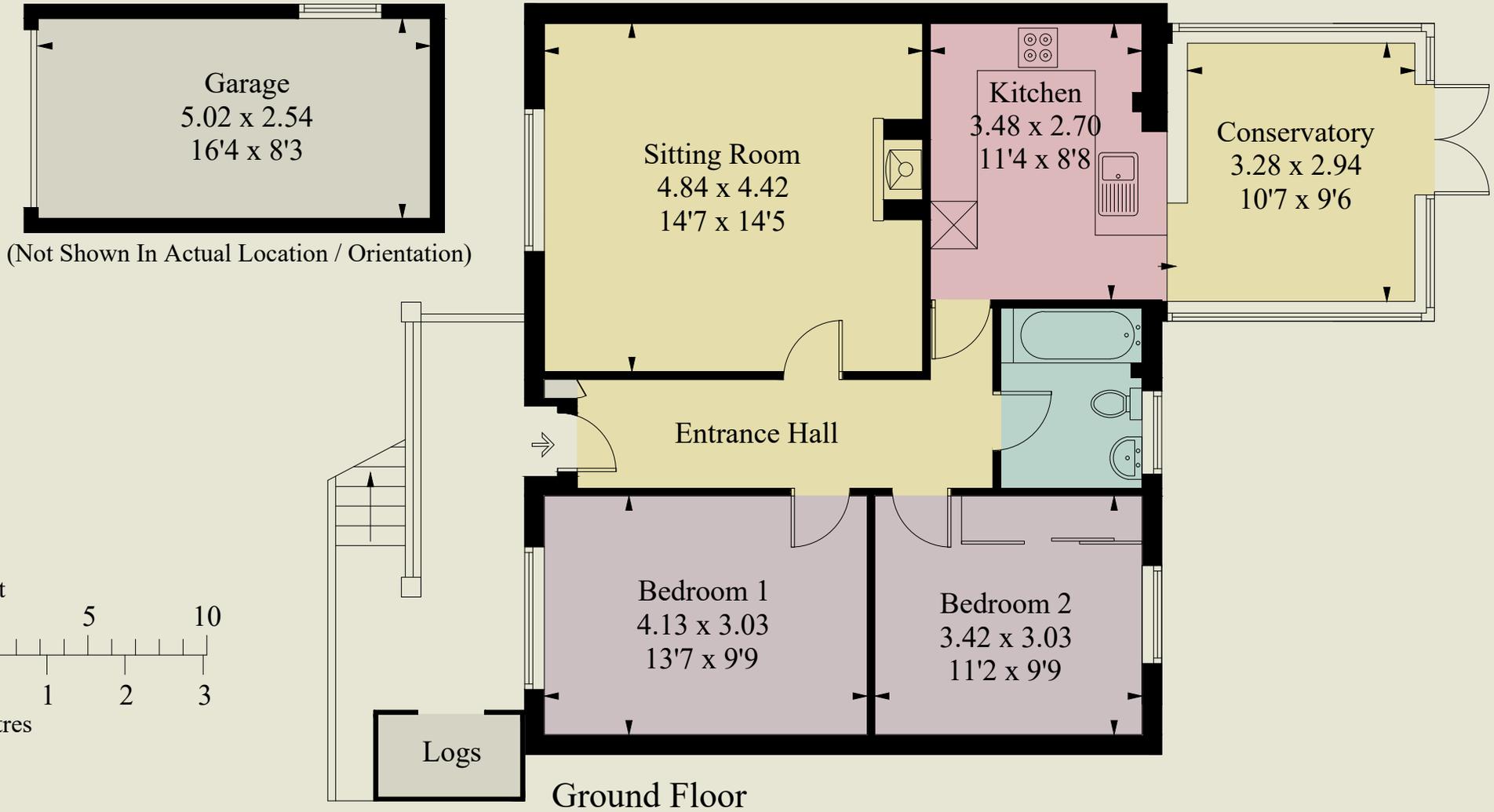


St Jude, Compton Road, East Ilsley, Berkshire, RG20 7LJ

Approximate Gross Internal Area = 80 sq m / 861 sq ft

Garage = 12 sq m / 129 sq ft

Total = 92 sq m / 990 sq ft



CREATESPACE DESIGN ref 616

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. Heating is from electric thermostatically controlled radiators.

Council Tax: D

Energy Performance Rating: F

Postcode: RG20 7LJ

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 out onto the road to East Ilsley. As you enter the village, St Jude's is found on the right hand side just before the slight left hand bend.

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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