

Sheepdown, East Ilsley, Newbury, RG20 7ND

welcome to

Sheepdown, East IIsley, Newbury

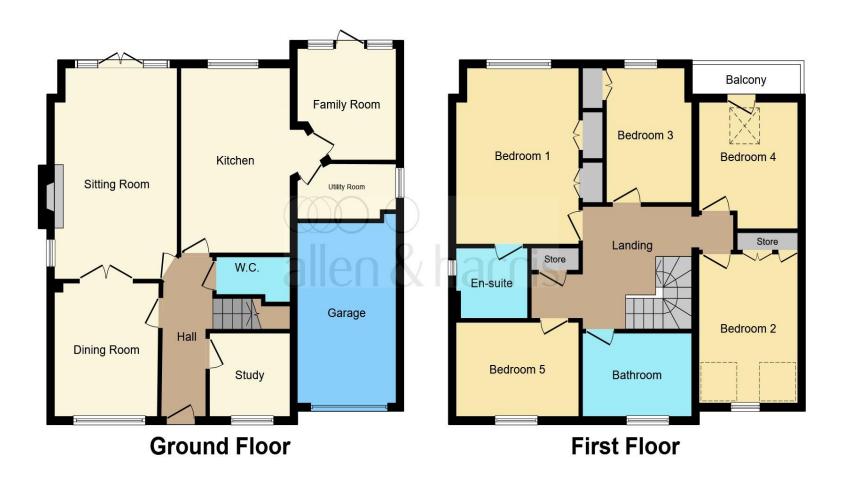
Situated in a small cul-de-sac located in the traditional village of East Ilsley. The property has been well maintained throughout with mature front and rear gardens. The ground floor accommodation comprises entrance hall, study, cloakroom, separate lounge and dining room, modern re-fitted kitchen breakfast room, snug, utility and access to the garage. Whilst on the first floor there is a generous landing with five bedrooms, en-suite to master bedroom and family bathroom. Located at the front of the property is carport, lawned front garden with cypress trees and driveway leading to garage. There is a mature enclosed rear garden with patio area, flower and shrub borders, summer house and storage shed.

The historic village of East IIsley sits approximately halfway between Newbury and Oxford on the A34. Within the village there are two pubs and a primary school and the property is within the Downs School catchments. It is surrounded by rolling countryside to explore and in the neighbouring villages of West IIkley and Compton. Newbury train station is located 9.6 miles away and Didcot Parkway railway station is approximately 8.7 miles away with a direct line to London Paddington in 38 minutes.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Entrance Hall

Snug

10' 2" max x 9' 5" max (3.10m max x 2.87m max)

Cloakroom

Lounge

18' 1" max x 11' 7" max (5.51m max x 3.53m max)

Dining Room

11' 4" max x 9' 7" max (3.45m max x 2.92m max)

Study

7' 3" max x 7' 1" max (2.21m max x 2.16m max)

Kitchen/ Breakfast Room

15' 7" max x 9' 8" max (4.75m max x 2.95m max)

Utility Room

9' 4" max x 4' 9" max (2.84m max x 1.45m max)

Bedroom One

15' max x 11' 8" max (4.57m max x 3.56m max)

En-Suite

Bedroom Two

12' 11" max x 9' 4" max (3.94m max x 2.84m max)

Bedroom Three

11' 2" max x 8' max (3.40m max x 2.44m max)

Bedroom Four

11' 4" max x 7' 11" max (3.45m max x 2.41m max)

Bedroom Five

10' max x 9' 4" max (3.05m max x 2.84m max)

Bathroom

Rear Garden

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- Detached Family Home
- Five Bedrooms
- Four Separate Reception Rooms
- Modern Re-fitted Kitchen Breakfast Room
- Utility Room

Tenure: Freehold EPC Rating: D

guide price

£625,000









Please note the marker reflects the postcode not the actual property

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Property Ref: DID105842 - 0005 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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01235 812333



didcot@allenandharris.co.uk



135 Broadway, DIDCOT, Oxfordshire, OX11 8RQ



allenandharris.co.uk