



Sheepdown, East Ilsley, Newbury, RG20 7ND

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welcome to

Sheepdown, East Ilsley, 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 Ilsley 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 Ilkley 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.





Ground Floor



First Floor

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

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.

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Sheepdown, East Ilsley, Newbury

- 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



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Property Ref:
DID105842 - 0005

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Please note the marker reflects the
postcode not the actual property

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