



18 Main Street, West Ilsley, Newbury, Berkshire, RG20 7AR

£2,500 PCM - 18th July 2025.

- Located in this sought after village
- Immaculately presented 3 bedroom cottage
- Good size garden with views over the Ridgeway
- Driveway parking for 2 cars
- Oil central heating
- Superfast broadband

18 Main Street, Newbury RG20 7AR

Located in this sought after village, immaculately presented 3 bedroom cottage, with separate annex in the garden. Open plan kitchen breakfast/sitting room, with doors out to the garden, spacious utility room, sitting room with open fire place, double bedroom with ensuite shower, 2 bedrooms, family bathroom with bath, Dressing room. Good size garden with views over the Ridgeway.. Single garage Driveway parking for 2 cars. Oil central heating. EPC E. Council Tax Band D. Village is within an area of outstanding natural beauty, catchment area for The Downs School and has a popular pub and community events.

The Ofcom Broadband Checker states there is:

- Superfast broadband has a download speeds between 30Mbps and 300Mbps.

When an application is agreed a holding deposit will be required of a maximum of one weeks rent



Council Tax Band: D

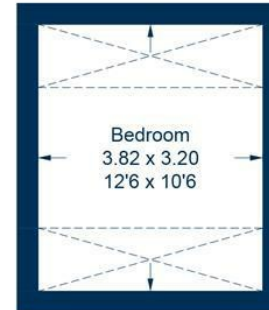


Approximate Gross Internal Area
 Ground Floor = 65.2 sq m / 702 sq ft
 First Floor = 49.2 sq m / 529 sq ft
 Outbuilding = 38.5 sq m / 414 sq ft
 Total = 152.9 sq m / 1,645 sq ft

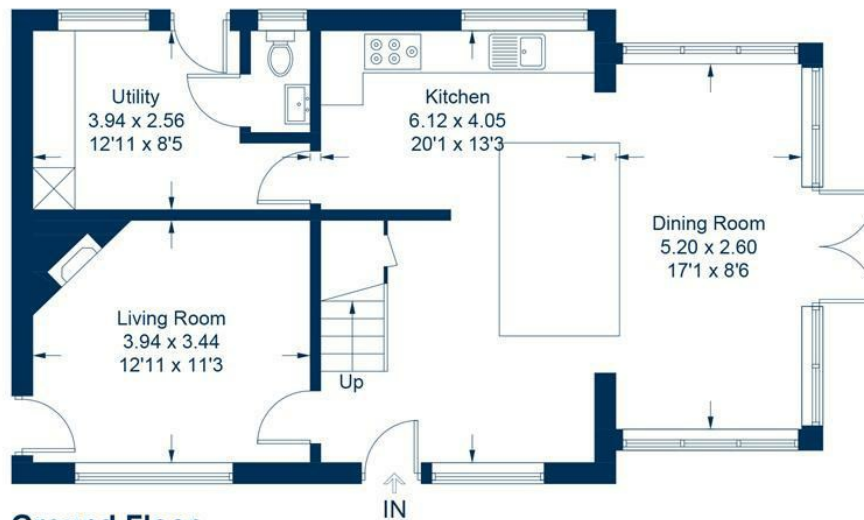


Outbuilding - Ground Floor

(Not Shown In Actual Location / Orientation)



Outbuilding - First Floor



Ground Floor



First Floor


This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

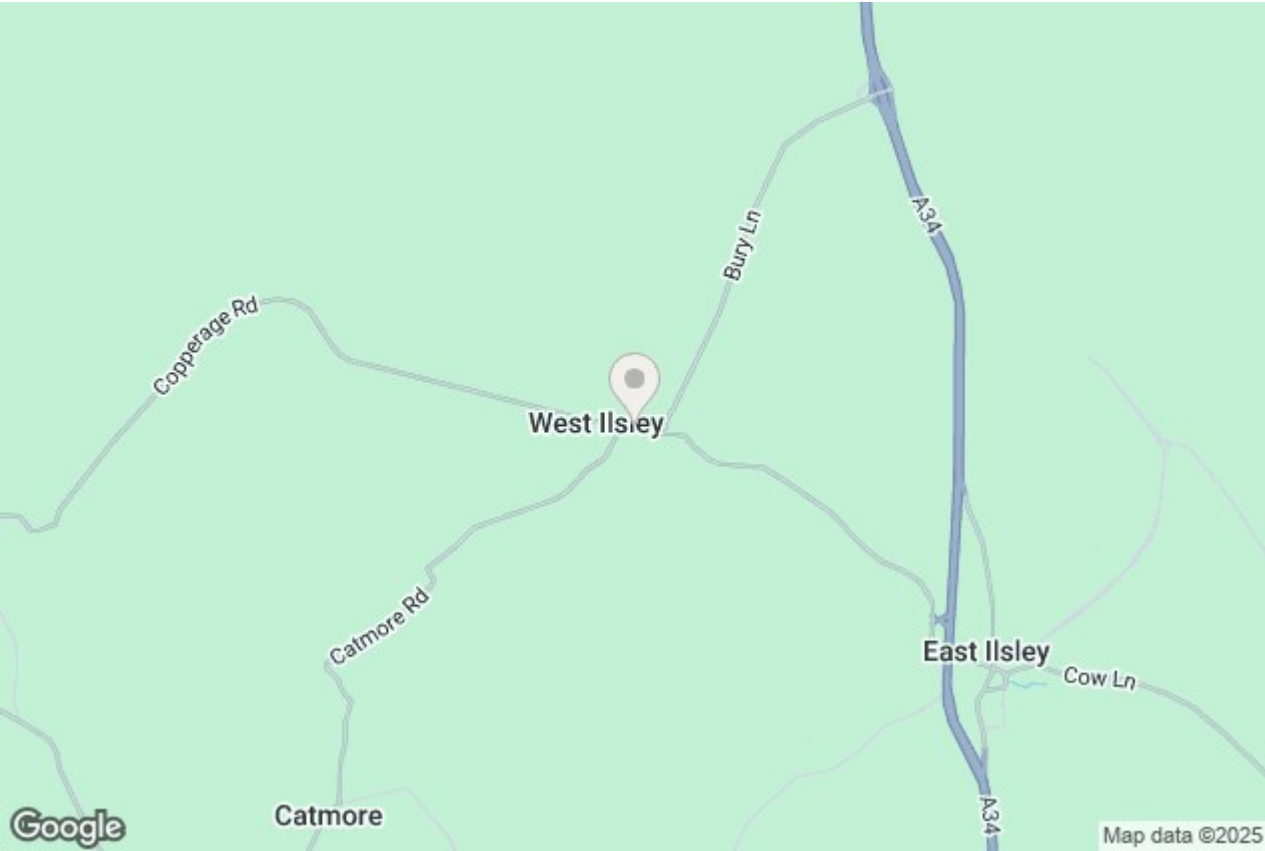
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	31	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Directions

Viewings

Viewings by arrangement only. Call 01235 514267 to make an appointment.

Council Tax Band

D