



40 Church Way West Ilsley Newbury Berkshire RG20 7AH

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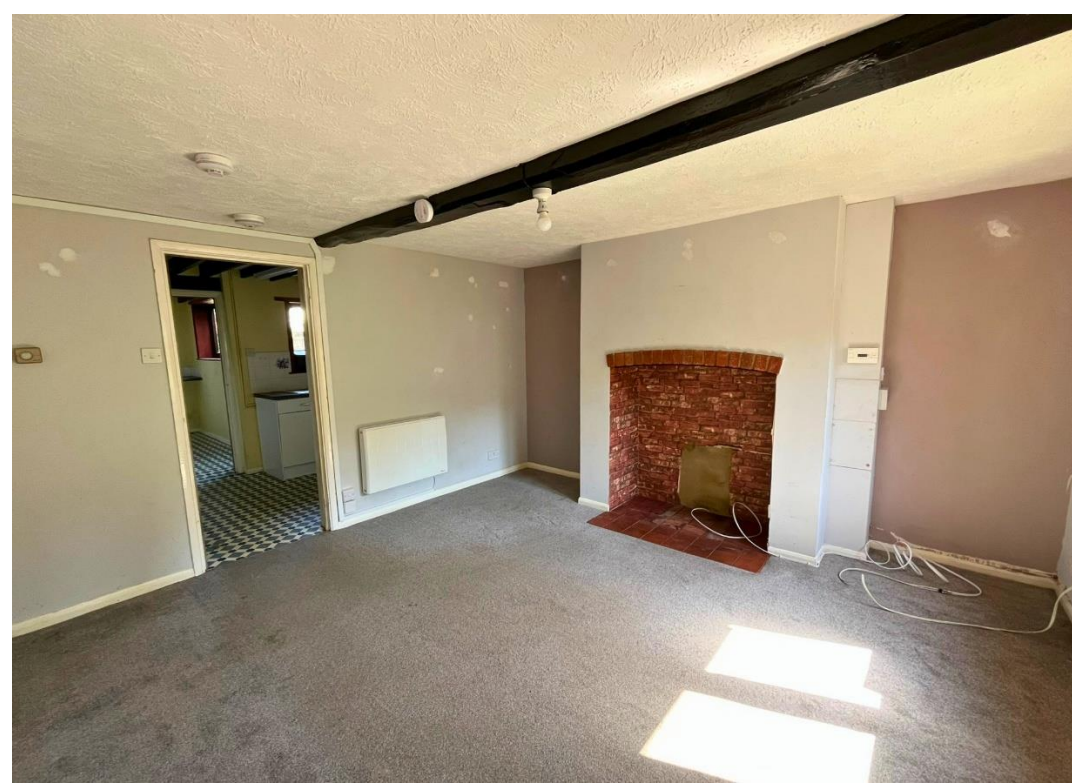
Price Guide £250,000 Freehold

A character two-bedroom mid terraced cottage located in a row of similar properties in a quiet private road within the sought-after village of West Ilsley, with its popular pub The Harrow, the pretty All Saints church and cricket pitch all surrounded by magnificent West Berkshire rolling countryside. It is about 10 miles north of Newbury, about 1¼ miles off the A34 between the M4 and Oxford. It is particularly well-suited for those who want to live in a village environment but need access to surrounding towns or London. The Ilsleys Primary School is close by and within the catchment of the popular Downs Secondary School.

Accommodation comprises a Porch, Sitting Room, Kitchen, Utility Area, and cloakroom. On the first floor, there are Two Bedrooms and a bathroom—the property benefits from Electric Radiator Heating and UPVC double glazing. Outside, there is a small front garden and an Enclosed lawned rear Garden with pedestrian side access.

Offered with No Ongoing Chain

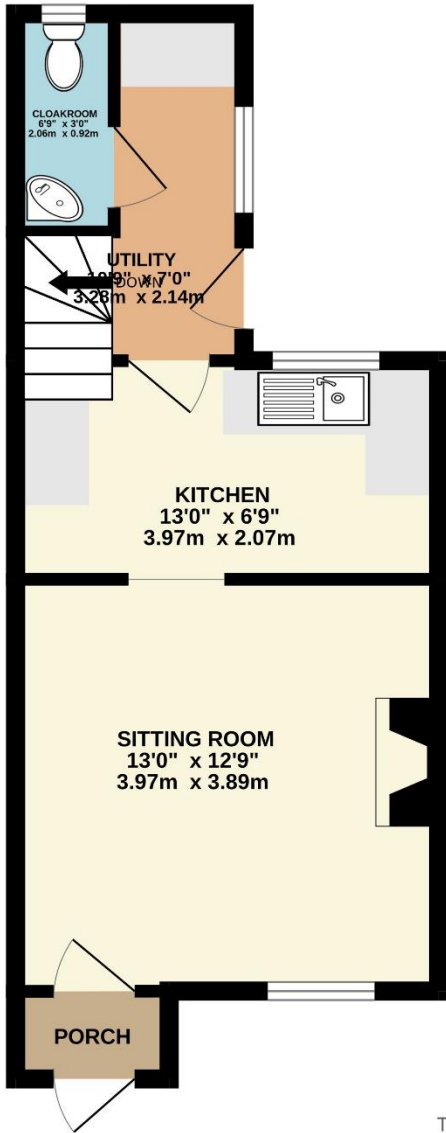
Directions: From leaving the A34 in a northbound direction, turn left signposted to West Ilsley. Continue until approaching the village. Take the first turning on the left, which bears right into Church Way. The property will be found on a gravel driveway on your left-hand side.



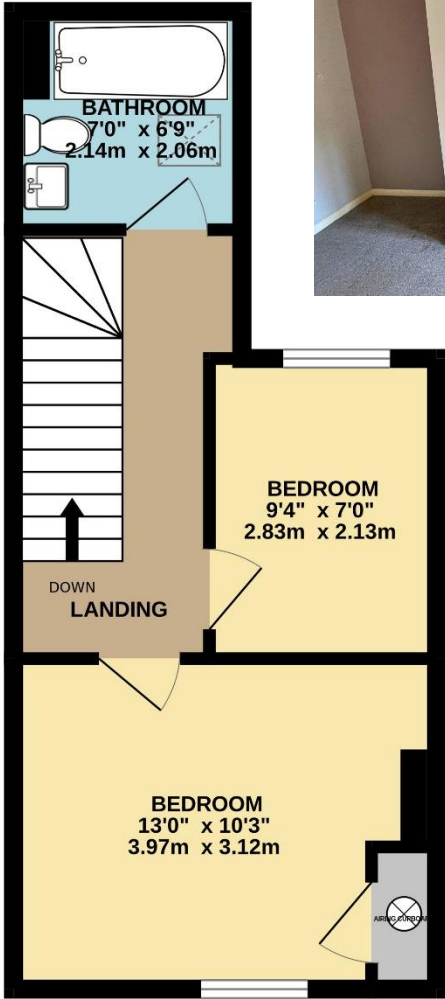
Council Tax Band: C £2205.43 pa
Nearest Bus stop: Church Street 0.2 km
Nearest Train station: Didcot 9.5 km



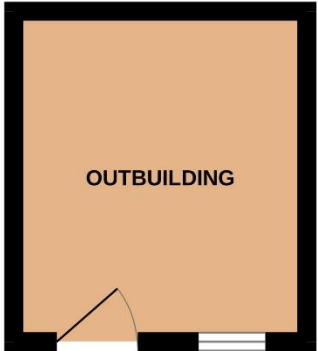
GROUND FLOOR
337 sq.ft. (31.3 sq.m.) approx.



1ST FLOOR
326 sq.ft. (30.3 sq.m.) approx.



OUTBUILDING
92 sq.ft. (8.6 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 755 sq.ft. (70.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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NOTE: Halletts Estate Agents have NOT tested any of the appliances, services, fixtures or fittings and cannot verify the working order of such. We therefore suggest that any prospective purchaser(s) test these for themselves and/or obtain written clarification from their solicitor/surveyor prior to signing any contract

