



# SUNNY BRAE

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 & Streatley  
and Newbury (Distances approximate)

Privately tucked away on the edge of this pretty Berkshire village between Newbury and Oxford in an area of 'outstanding natural beauty', with fabulous views and having outstanding schools nearby, plus excellent road communications and a mainline commuter station for London (Paddington) within easy driving distance.

A detached cottage offering well appointed accommodation of 5 reception rooms, 4 bedrooms and 2 bathrooms all within a stunning plot of approximately 1/3 of an Acre featuring mature planting, greenhouse and detached garage, extending to 1,979 sq ft.

- ♦ Privately Situated Within a Plot of 1/3 of an Acre
- ♦ Catchment For The Downs School
- ♦ Excellent Road Links

- ♦ 5 Reception Rooms
- ♦ Main Bedroom With Dressing Area and Ensuite
- ♦ 3 Further Bedrooms and Family Bathroom

- ♦ Driveway and Detached Garage

- ♦ In All Extending To 1,979 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. There is a tennis court, located just behind the property, which is free for all East Ilsley residents use.

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, Moultsford 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

Sunny Brae originates from the early Victorian Era, around 1850, then extended sympathetically within the last 25 years by the current owners. This is only the second occasion in its long history that it has been up for sale. With painted brick elevations under a tiled roof, the property includes some lovely features such as oak door architraves, beamed rooms as well as working fireplaces. Entrance is through a bespoke oak front door, sourced from Oxford University, into a porch. At the front of the house is the sitting room with wood burner, which has been recently installed. The room enjoys double aspect looking out across the garden. From the porch, a door then leads into the kitchen which has shaker style fitted units and breakfast area. There is a separate utility with back door. In the middle of the house is the dining room with fireplace (not currently used) and then French doors into the conservatory which has a panoramic garden aspect. There is a separate study which leads into a rear hallway with cloakroom and then the snug/family room is at the end. There is a fireplace in the room and closed staircase leading up to the first floor. Upstairs there are 4 bedrooms, the main bedroom being at the far end. With garden views, it is a generous space with built in wardrobes, eaves storage and ensuite shower room. There are 3 further bedrooms, one with an attached dressing room/study area and family bathroom. The property has 2 lofts.



### OUTSIDE

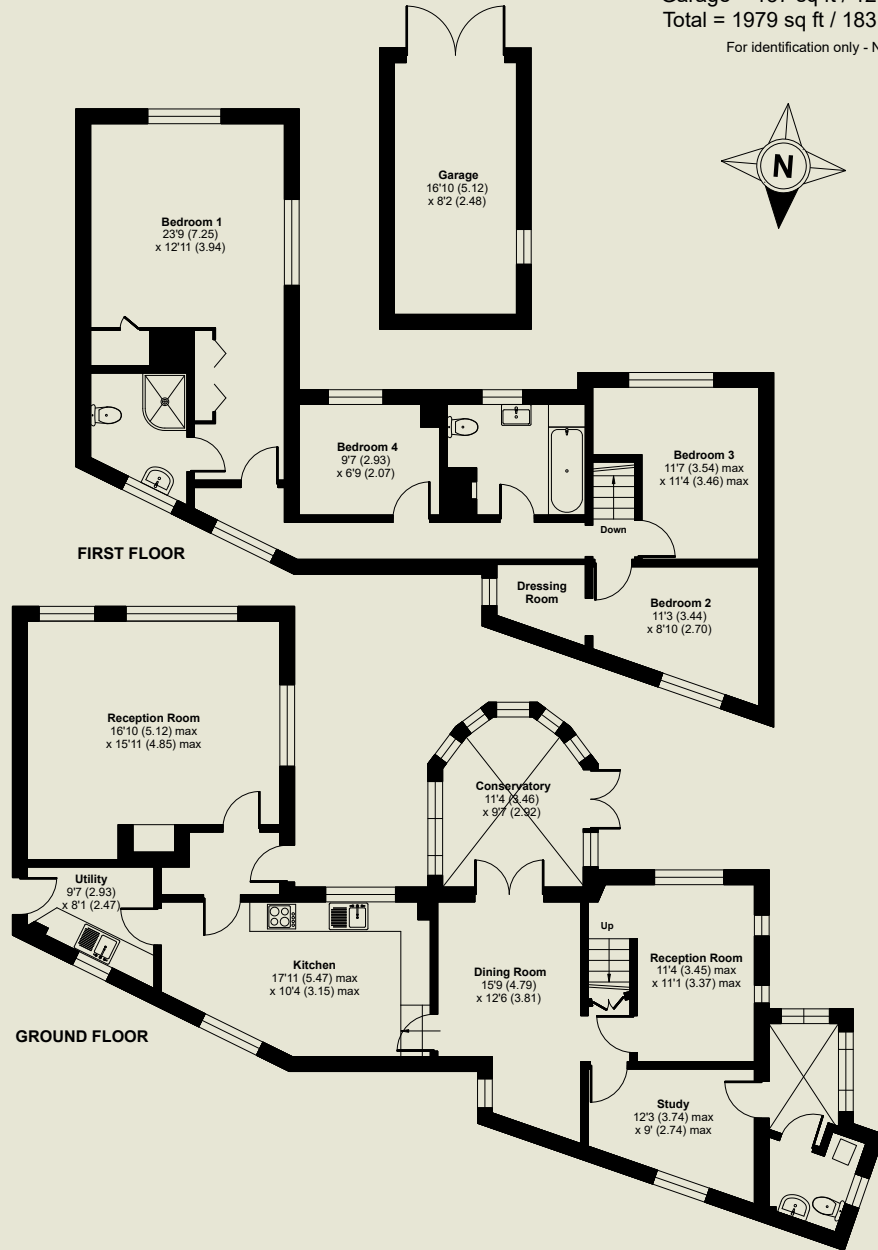
The private driveway brings you up to the parking area and detached garage. There is a walled garden area featuring many fruit trees including apple and pear, as well as throughout the garden other specimen trees such as walnut, beech and hazel. The garden is beautifully planted throughout with bountiful borders and mature shrubs amongst the manicured lawn. There is a large greenhouse and shed for the productive garden and as the property is elevated, there are wonderful views all around. A path leads up to the cottage and there is a terrace to sit and enjoy in total harmony. At the back is a wall with a gate through to a footpath behind the cottage, leading to the Ridgeway and other wonderful walks. The gardens and ground compliment this lovely cottage and an early viewing is advised to take in all that it has to offer.



# Sunny Brae, Compton Road, East Ilsley, Newbury, RG20 7LJ

Approximate Area = 1842 sq ft / 171.1 sq m  
 Garage = 137 sq ft / 12.7 sq m  
 Total = 1979 sq ft / 183.8 sq m

For identification only - Not to scale





## GENERAL INFORMATION

**Services:** Mains electricity, water and drainage are connected to the property. Heating and hot water from an oil fired boiler.

**Council Tax:** D

**Energy Performance Rating:** E / 50

**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, on the corner is a driveway on your right which takes you up to Sunny Brae found at the top.

what3words:

///trip.fruity.baseballs

## 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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