



2 Hildesley Court, East Ilsley, Near Newbury, Berkshire, RG20 7LA

A spacious, two-bedroom, end-terrace cottage overlooking beautiful grounds.

Cognatum 
PROPERTY

Entrance Hall	
Downstairs Shower Room	
Sitting Room	
Dining Room	
Kitchen	
Two Double Bedrooms	
Upstairs Shower Room	
Garage	
Conservatory	
150 year Lease (from 1986)	
No Ground Rent	
55+ Age Covenant.	

The Property

2 Hildesley Court is a well presented two bedroom end terrace cottage situated on the lovely Hildesley Court estate.

Upon entering the property you are welcomed into a light hallway leading through to the useful downstairs w/c shower room and through to the open plan sitting and dining room, both of which are bright and airy allowing for a comfortable living space.

The property has a conservatory which is accessed from the dining room and leads directly out to the properties enclosed patio area.

There is a fully fitted kitchen with built in oven/hob along with space for a freestanding fridge/freezer, dishwasher and washing machine included in the sale price

Upstairs the property has two spacious double bedrooms both benefitting from large built in wardrobes. There is also a walk in family shower room.

There is electric heating and double glazing throughout and a partially boarded loft accessed via a folding ladder, provides useful extra storage

A single garage, with light and power, is adjacent at the rear of the property.

Guide Price: £ 250,000 (Leasehold)

Directions to Hildesley Court

From the A34 north to Oxford take the East IIsley exit and continue into the village under the dual carriageway. Go down Fidlers Lane past the Swan and the Crown and Horns on your right. Bear right into Church Lane and immediately after the pond turn left into Haydon Lane. At the end you will find the entrance to Hildesley Court on the right.

Please Note: Upon resale of the property, Cognatum Estates management company charge £500 plus VAT for the leasehold pack, payable by the vendor.

For viewings please call the Estate Manager on 01635 281302 / 07384 112891 (Mon-Fri 9am-5pm)



Sitting Room



Dining Room



Kitchen



Bedroom 1



Bedroom 2



Shower Room

Approximate Floor Area = 101.1 sq m / 1088 sq ft
 Garage = 17.7 sq m / 190 sq ft
 Total = 118.8 sq m / 1278 sq ft



Communal Gardens

Approximate Gross Internals: 1088 Sq. ft./ 101.1 Sq. m Service Charge: £7672 pa Energy Performance Rating: D Council Tax Band: E

These particulars are intended to give a fair description of the property for the guidance of interested parties. They do not constitute any part of an offer or contract. All descriptions, dimensions, distances, orientations, reference to condition and necessary permissions for use and occupation and other statements are given in good faith; interested parties must satisfy themselves on the correctness of each element. The services provided have not been tested by the Agents. No person in the employment of the vendor's Agents has any authority to make or give any representations or warranties whatsoever in relation to this property nor to enter into any contract on behalf of the vendor. Photographs may show general view of retirement estate.

Hildesley Court

It is hard to imagine a more quintessentially-English scene than the pretty estate of Hildesley Court, alongside the village duck pond and nestling under the delightful church of St Mary's. The two and three-bedroom cottages sit around a shared garden square, though each has its own small private garden too, and there are also several attractive corner apartments. The whole estate is sheltered in a dip in the hills and its south facing grounds, with a pond and fountain, are a sun trap to enjoy.

The Ridgeway, Britain's oldest road and now a National Trail of some 87 miles, passes within a mile of East Ilsley, and old drove roads nearby lead to excellent walks on the Berkshire Downs. The area also has a rich equestrian heritage and horses can often be seen heading for the gallops. Just two miles from Hildesley Court is the village of Compton, with a shop and post office, and for more extensive shopping there is Newbury, which is just fifteen minutes by car. The village is well-connected, close to both the north-south A34 and Didcot station.

Cognatum Estates Limited provides the services and amenities shown below together with the maintenance, repair and insurance of the buildings, personal alarms, window cleaning and refuse collection. The cost of providing these services is shared equally between all properties.

Services and Amenities at a Glance



20 PROPERTIES
BUILT 1987



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ESTATE
MANAGER



GUEST
SUITE



GARDENER



LAUNDRY
FACILITY



Hildesley Court



East Ilsley



Highclere Castle



Newbury Racecourse

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