



WAYSIDE COTTAGE

33 Churchway, West Ilsley, RG20 7AH

Carter Jonas

WAYSIDE COTTAGE, 33 CHURCHWAY, WEST ILSLEY, RG20 7AH

- Newbury town and mainline station 10 miles
- Didcot Parkway station 8 miles
- Oxford 19 miles
- A34 1 ¼ miles / M4 (J13) 6.5 miles

Porch · Entrance hall · Comfortable sitting room with open fireplace · luxurious ground floor bathroom · Impressive kitchen/family room with high quality kitchen and patio doors with views and access into the garden · 3 bedrooms · Shower room · Gravel driveway with parking for 2 cars · Enclosed private rear gardens with decking and lawn · EPC rating D

SITUATION

West Ilsley is an unspoilt Downland village with a pub, church and cricket pitch and is 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.

DESCRIPTION

Wayside Cottage is a charming 1920's built village house which has been much improved and well maintained by the current owners and offers a wealth of good quality characterful features. Off the entrance hall there is a comfortable sitting room with cast fireplace, Open fire and oak flooring. The sitting room leads to a family room and beyond to a very impressive kitchen/dining room, a real feature of the cottage with extensive modern fitted wall and base units and vaulted ceiling, this is a fantastic space for the family to gather and benefits from 2 sets of patio doors with views and access to the garden. Also on the ground floor there is a luxurious family bathroom. Upstairs the feeling of light and space continues with 3 generous bedrooms and a modern high quality shower room.

A CHARMING 3 BEDROOM SEMI-DETACHED CHARACTERFUL COTTAGE, SUPERBLY PRESENTED AND WONDERFULLY LOCATED ADJACENT TO OPEN COUNTRYSIDE AND WITHIN THE CENTRE OF THIS POPULAR DOWNLAND VILLAGE.





OUTSIDE

The house is nicely set back off the road along a private lane and benefits from a gravelled frontage with parking for 2 cars and side access via a gate leading to the rear garden which benefits from a courtyard area to the side ideal for al fresco dining and onto a smart rear patio and private well tended gardens with a southerly aspect. A particular feature of the property is the surrounding views. With a lovely vista from the front over a neighbouring field.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Oil fired central heating, mains electric, water and drainage.

Local Authority: West Berkshire Council – 01635 551111

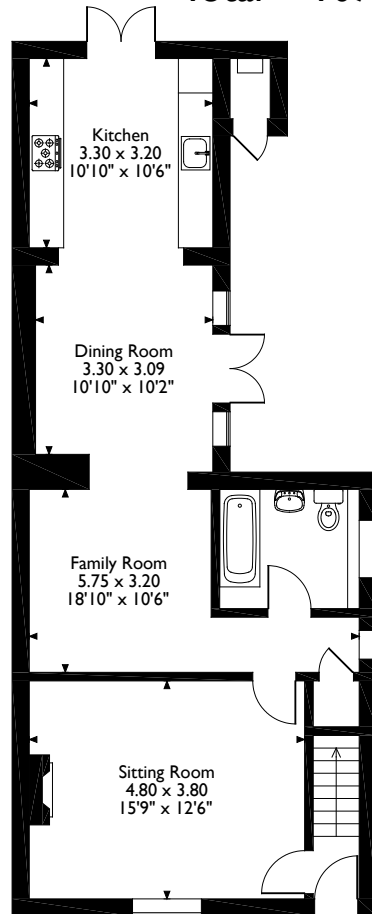
Council Tax: Band E

Viewing: By prior appointment through the Newbury office 01635 263010

Directions: Please use post code RG20 7AH

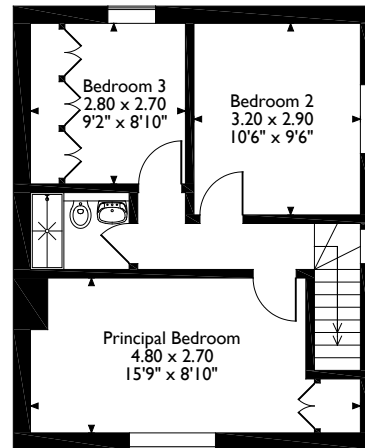


33 Churchway West Ilsley, Newbury
 Approximate Gross Internal Area
 Main House = 106 Sq M/1141 Sq Ft
 Outbuilding = 1 Sq M/11 Sq Ft
 Total = 107 Sq M/1152 Sq Ft

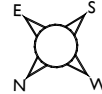


Ground Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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Offices throughout the UK



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