



NORTH STAR

EAST ILSLEY ♦ BERKSHIRE

Warmingham

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NORTH STAR

EAST ILSLEY ♦ BERKSHIRE

Newbury - 10 Miles ♦ Abingdon - 11 Miles ♦ Oxford - 16 Miles
♦ Wantage - 7 Miles ♦ Didcot - 7 Miles ♦ Wallingford - 12 Miles
♦ Reading - 15 Miles ♦ Streatley on Thames - 7 Miles ♦
M4 Motorway (J13 At Chieveley) - 6 Miles (Distances approximate)

Situated at the top of the High Street of this historic village, surrounded by rolling Berkshire Downland countryside designated an A.N.O.B. and conveniently located approximately midway between Newbury and Oxford with easy access for the M4 at Chieveley and trains for London at Didcot.

An inspired 3 bedroom cottage extending to approximately 1,605 sq ft, being the subject of a skilful and sympathetic conversion of a former Inn, Grade II listed and believed to date from the 15th Century, affording accommodation of significant character superbly renovated and appointed, with a part walled & lawned garden.

The property is sold with the benefit of an historical Right to use a parcel of common land extending to approximately 20 acres located at the bottom of Cow Hill for horses or sheep. There is a charge of £50 per horse per year which monies go by way of contribution towards the upkeep of the land.

♦ Covered Entrance Porch

♦ Cloakroom

♦ Sitting Room With Inglenook Fireplace & Bay Window

♦ Dining Room With Fireplace

♦ Kitchen / Breakfast Room

♦ Utility Room

♦ Landing

♦ 3 Bedrooms - One With En-suite Shower Room

♦ Family Bathroom

♦ Walled & Lawned Rear Garden

♦ Off Road Parking for 2 Cars



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 its 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 Church of England primary school. For secondary education there is the highly acclaimed Downs School at the nearby village of Compton (2 miles) which also has a V1th form. Additionally there are numerous Private schools in the general local area especially Abingdon.

There are main line stations at Newbury and Didcot, the latter being nearer, providing fast commuter services up to London (Paddington) in approx 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, Bank, Doctors, Dentist, and 2 Hotels.

PROPERTY DESCRIPTION

North Star comprises the left hand wing of this old Inn which has a long history associated with the village and the important Sheep Fairs over previous Centuries and a date of 1417 was found inscribed in the building during the restoration.

Occupying a prominent elevated position at the top of the High Street just before the brow of the hill, the property enjoys an interesting panorama over the High Street and the immediate surrounding village area and this particular part of the High Street is where the Sheep Fairs took place.

This fine building which enjoys long heritage amply reflected by its Grade II listing as being of significant historical and architectural interest, has a most appealing period facade with warm red brick elevations with decorative tile hanging under an interesting pitched and gabled clay tile roof.

Internally the conversion has carefully restored and retained much of the original framework of the building and features included a wealth of exposed timbers and beams many structural, together with Inglenook fireplaces and the numerous 'nooks and crannies' one associates with an old Cottage.

The refurbishment and appointment throughout is of an incredibly high standard and whilst innovative and in some cases 'State of the Art', this blends in well and is a successful combination of new with old.

A full inspection is strongly recommended to appreciate this unique property.

OUTSIDE

Across the frontages of both North Star and South Star there is low brick walling with inset flower beds behind a raised private footpath which gives access to both front entrances.

The property fronts onto the footpath at the top of the High Street and takes advantage of its hillside setting with views across the village. At the side of the property there is a gravelled pathway which leads down the side of the property through a tall wrought iron gate giving access to the back garden.



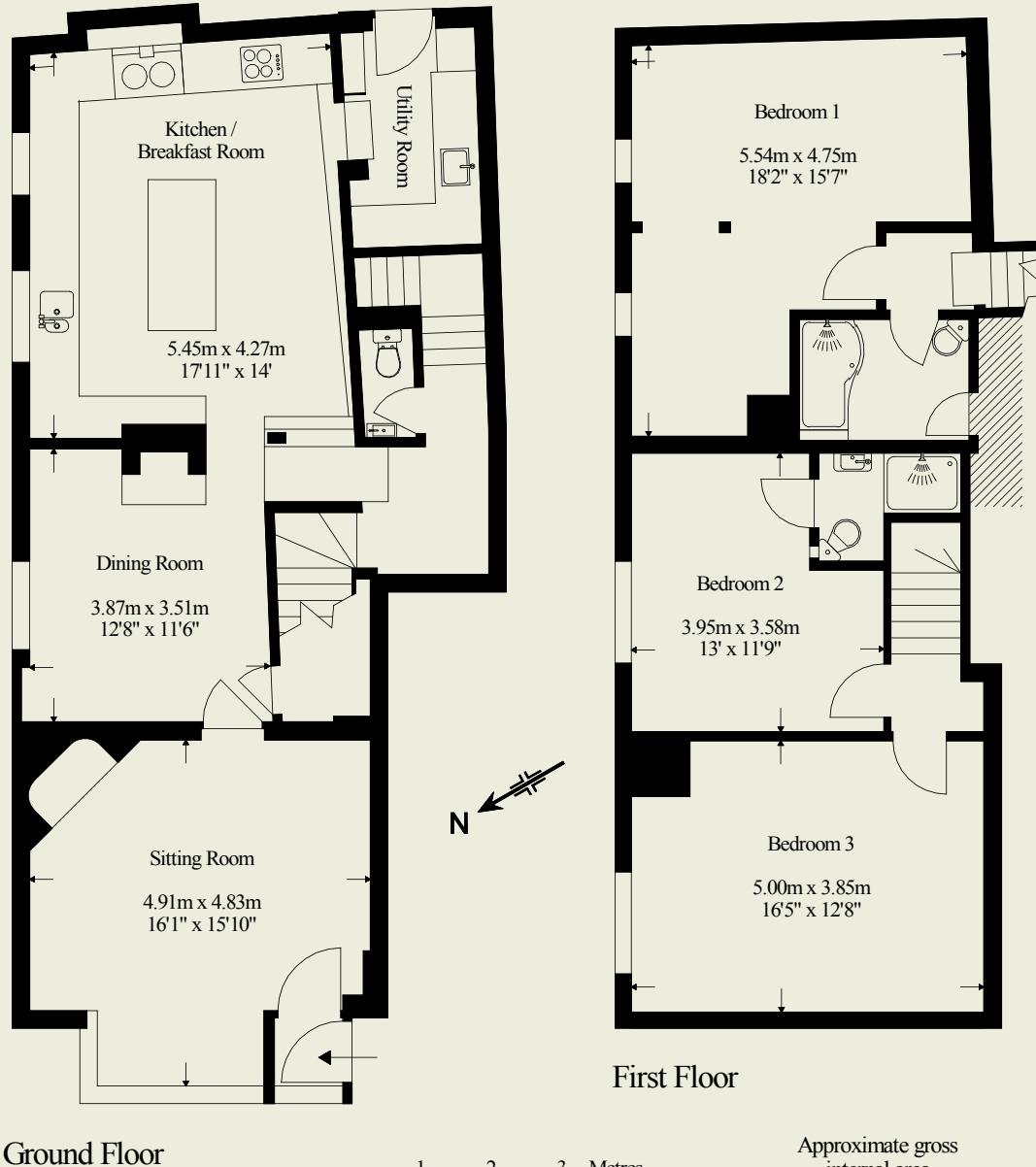
The rear garden is part walled and has been neatly lawned with wide paved pathway extending across the rear of the property and around the southern edge into a patio area.

On the southern side of the property a private road leads into a small Close of individually designed properties, at the further end of which is a walled parking bay laid with brick pavers for three cars with two bays designated for North Star and with the third bay designated for South Star. There is an additional parking bay available for visitors to either property.

The property is sold with the benefit of an historical Right to use a parcel of common land extending to approximately 20 acres located at the bottom of Cow Hill for horses or sheep. There is a charge of £50 per horse per year which monies go by way of contribution towards the upkeep of the land.



North Star, High Street, East Ilsley.





GENERAL INFORMATION

Services: Mains water, electricity and drainage are connected to the property. Central heating and domestic hot water from oil fired wall boiler. Secondary hot water supply from immersion heater. Underfloor heating throughout.

Postcode: RG20 7HZ

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 crossing over the River Bridge and at the top of the High Street by the traffic lights continue straight across onto the B4009 Aldworth Road. Continue through the village of Aldworth and on reaching the Four Points thatched Public House turn right signposted for Compton and East Ilsley. Proceed along this road for approximately 3½ miles passing through Compton and on coming down the hill to East Ilsley bear round to the left by the village pond and then bear round to the right into Broad Street. At the junction with High Street turn left and proceed up the hill where The Star will be found on the left hand side almost at the top opposite the entrance into Old Stanmore Road.

From Junction 13 of the M4 take the A34 exit signposted to Oxford/ Newbury. At the roundabout take the 3rd exit onto the A34 to Oxford / Chieveley the road then merges onto the A34 take the exit signposted for East Ilsley/ West Ilsley / Compton. Turn left into Fidlers Lane and continue onto Cow Lane and then a slight right at Church Hill. Take the first right into Broad Street and then left at the High Street the property will be found on the right hand side opposite the entrance into Stanmore Road.

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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