



16 HILDESLEY COURT

EAST ILSLEY ♦ BERKSHIRE

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EAST ILSLEY ♦ BERKSHIRE

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 and Newbury
(Distances approximate)

Centrally located in this historic old village situated within the beautiful Berkshire Downlands between Newbury and Oxford in an area of 'outstanding natural beauty', with outstanding schools nearby, and excellent road communications and a mainline commuter station for London (Paddington) within easy driving distance.

A well presented 2 bedroom ground floor retirement property for aged 55 years and over. With lovely views of the communal gardens and having the benefit of its own patio garden and garage in a separate block.

- ♦ Single Garage

- ♦ Communal Entrance

- ♦ Private Entrance Hall with Storage Cupboard
- ♦ Sitting/Dining Room with door to Patio
- ♦ Fitted Kitchen
- ♦ 2 Double Bedrooms
- ♦ Shower Room
- ♦ Private Patio

- ♦ Beautifully Mature Communal Gardens & Grounds



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 Sixth 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.

HILDESLEY COURT

Owned by Cognatum Estates Limited, this retirement development built in 1987 is set around a shared garden square in a quiet tranquil part of East Ilsley. Offering 2 or 3 bedroom properties, the estate has "on site" managers as well as guest suites, laundry facilities and gardeners.

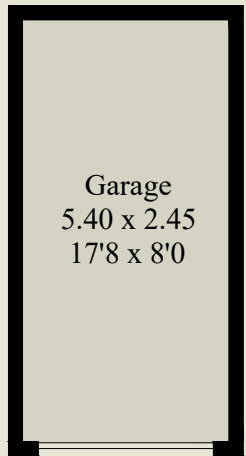
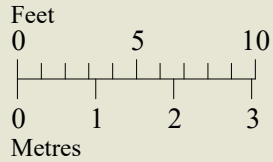
OUTSIDE

16 Hildesley Court is a spacious ground floor apartment of approximately 871 sq ft offering light and airy 2 bedroom accommodation. There is a communal entrance taking you to each apartment. The front door leads into the hallway which gives access to all rooms as well as a large storage cupboard. Both bedrooms face the front of the building and are doubles with built-in storage. There is a shower room with large airing cupboard and the kitchen is fully fitted and overlooks the gardens. The sitting/dining room is dual aspect and there are doors taking you to the private patio garden and communal gardens beyond.

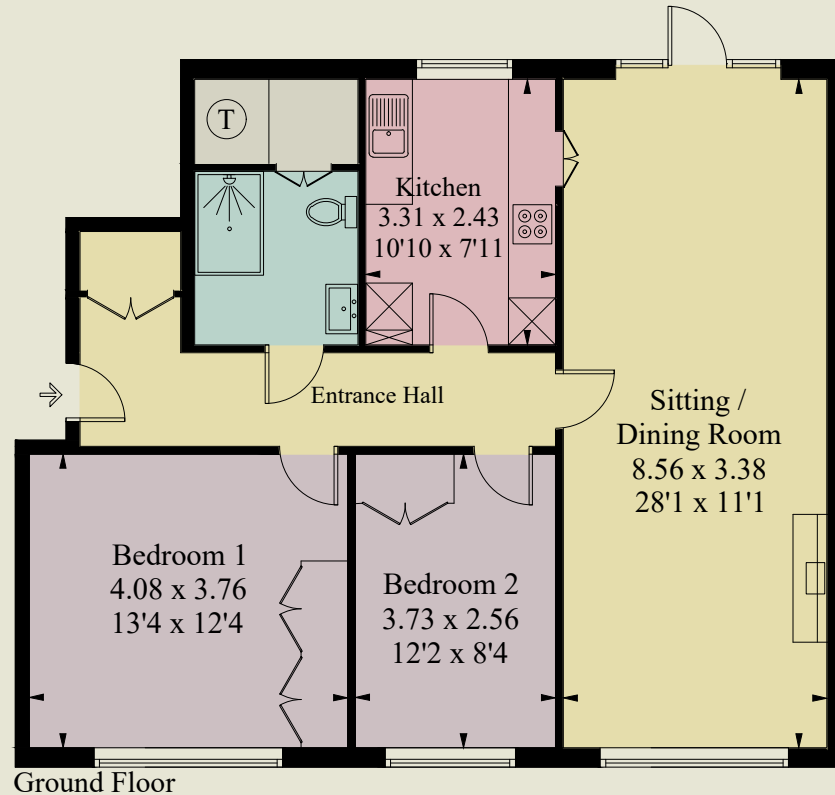


16 Hildersley Court, East Ilsley, Berkshire, RG20 7LA

Approximate Gross Internal Area = 81 sq m / 871 sq ft
Garage = 14 sq m / 150 sq ft
Total = 95 sq m / 1022 sq ft



(Not Shown In Actual Location / Orientation)



Ground Floor

CREATESPACE DESIGN ref 397

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)

GENERAL INFORMATION

Services: Mains electricity, water, and drainage are connected to the property. Central heating from electric storage heaters. The property is double glazed throughout.

Energy Performance Rating: D / 57

Postcode: RG20 7LA

Local Authority: West Berkshire District Council

Telephone: 01635 42400

VIEWING

Strictly by prior 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 on reaching East Ilsley follow the one way system passing the Pond and then immediately left into Hildersley Court. 16 will be found in the main building, communal entrance on the left hand side.

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.



Warmingham

www.warmingham.com

01491 874144

4/5 High Street, Goring-on Thames
Nr Reading RG8 9AT

E: sales@warmingham.com

www.warmingham.com