



MONTPELIER HOUSE – BROAD STREET

EAST ILSLEY ◆ BERKSHIRE

Warmingham

www.warmingham.com



MONTPELIER HOUSE – BROAD STREET

EASTLISSEY ♦ BERKSHIRE

Newbury 8 miles *Oxford – 17 miles ♦ Reading – 9 miles

♦ Goring on Thames – 8 miles ♦ Didcot – 9 miles ♦ M4 at Cirencester (J13) – 5 miles

Mainline Stations at Didcot, Goring and Newbury

(Distances approximate)

Centrally located in this historic village situated within the beautiful Berkshire Downlands, situated 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.

An individual character home with flexibly arranged 4-bedroom accommodation, extending to approximately 2,485 sq ft, beautifully presented and set in attractive south-facing gardens & grounds of approximately 0.18 of an acre, with gated driveway.

♦ Grade II Listed Character Property

♦ Gated Gravelled Driveway

♦ Reception Hall

♦ Cellar

♦ Sitting Room with wood burning stove

♦ 2nd Sitting Room with fireplace

♦ Kitchen/Breakfast Room

♦ Dining Room

♦ Utility Room

♦ Rear Lobby

♦ Shower Room

♦ 4 Double Bedrooms

♦ Family Room/5th Bedroom

♦ Family Bathroom

♦ Shower Room

♦ In All Approximately 2,485 Sq Ft

♦ Mature South facing part walled Garden &

Grounds Of Approximately 0.18 Of An Acre

♦ Timber Storage Shed



LOCATION

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



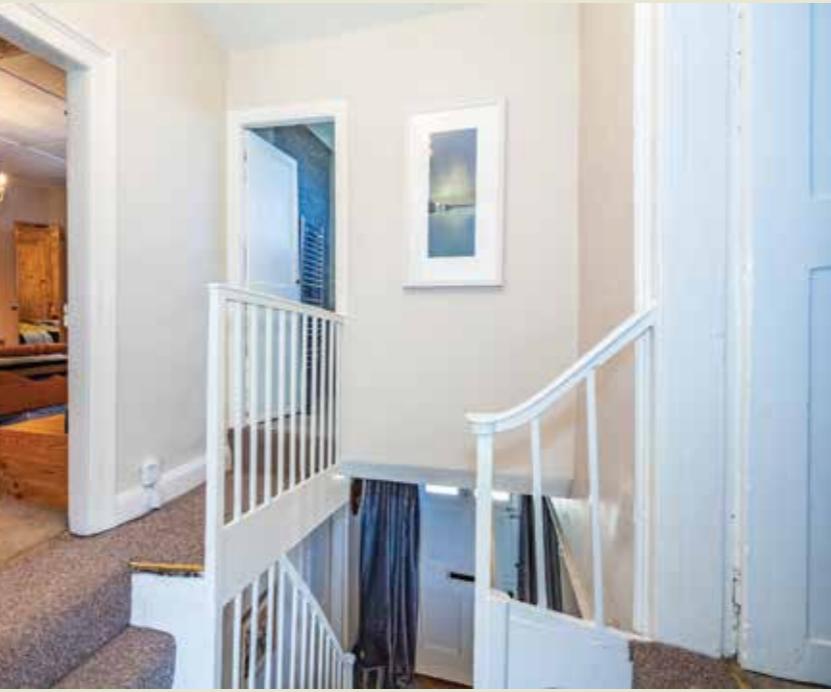
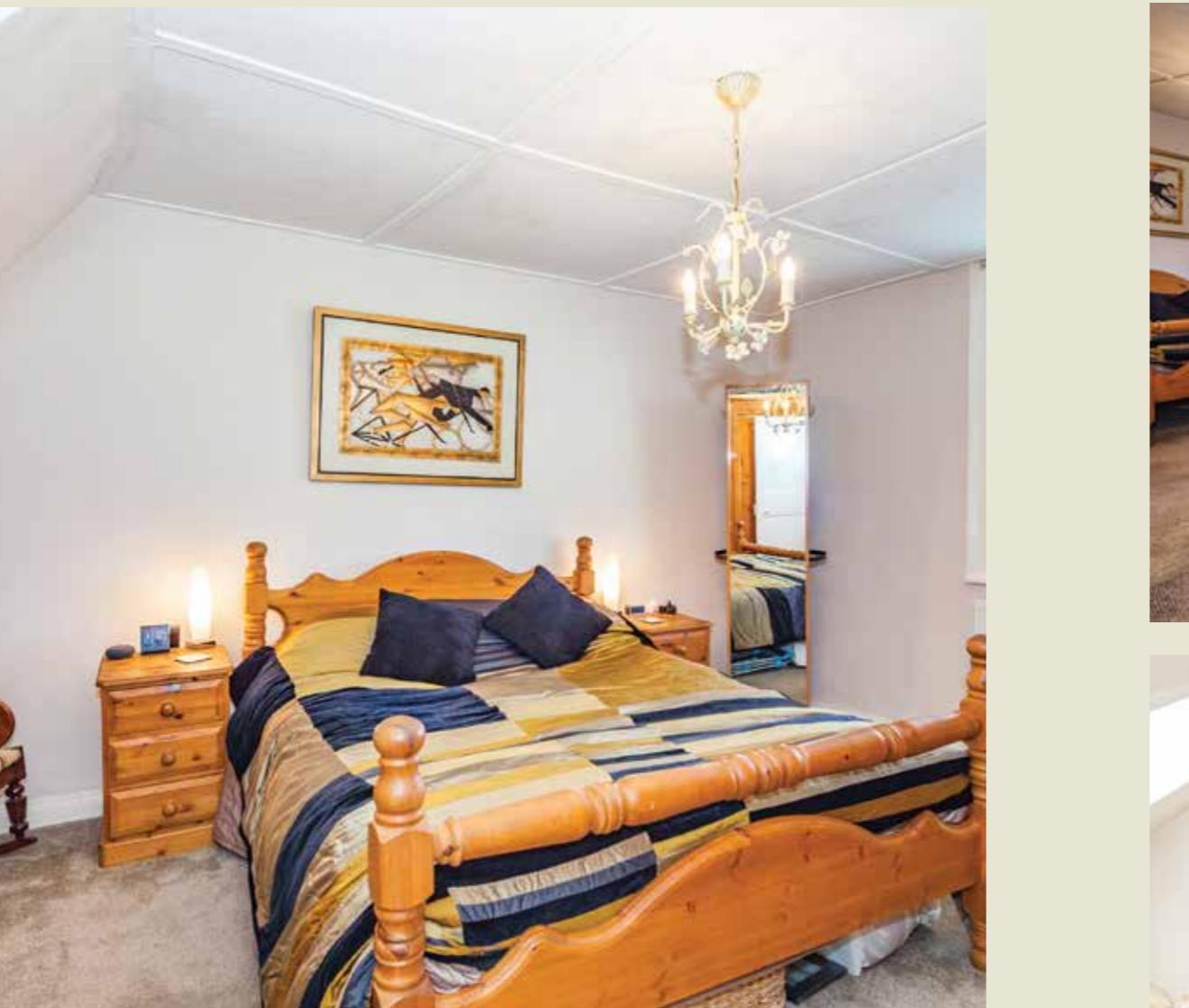
racing stables being located in or near the village.

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





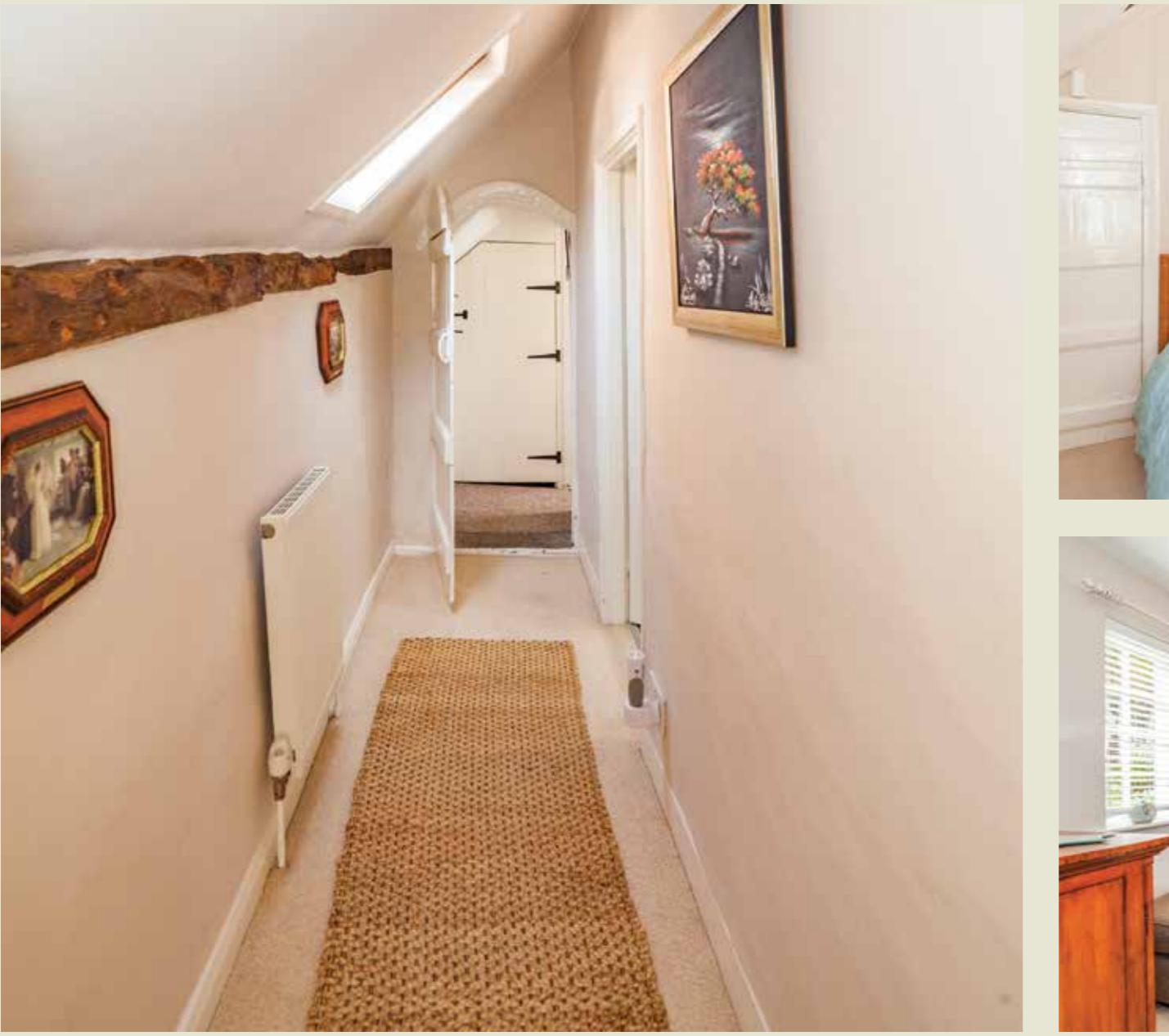
up to London (Paddington) in approx 45 mins.

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

A charming Grade II listed double fronted house of approximately 2,485 sq ft, the front believed to date from the late 18th Century, with the rear part of the house possibly dating from the 13th Century. Carefully

restored and adapted by the current owners, the house is impeccably presented with tasteful décor and quality fixtures & fittings throughout. The front door opens into a central Reception Hall, with Sitting Rooms on either side, each with a working fireplace. Under the main staircase is access to the Cellar. The rear of the hall leads to the stylish fitted Kitchen with island, the kitchen extending up in a split level arrangement with further work space and Utility area. Beyond this is the Dining Room with exposed wall timbers, and rear lobby/boot room with Shower Room off. At the rear of the property a secondary staircase leads up to a lovely bright Family Room with French doors opening onto the terrace. This room could quite easily serve as a 5th double bedroom. On the first floor are four principle Double Bedrooms, a large family Bathroom and additional contemporary Shower Room.



OUTSIDE

Across the frontage of the property sit iron railings on a low brick wall, with pedestrian gate leading to the front door. Off to the left hand side is an attractive tall brick wall with wrought iron gates opening into the gravelled driveway affording ample parking space. Flanking the driveway is an area of lawned garden with pathways to the rear entrances, and steps leading up to the principle garden.



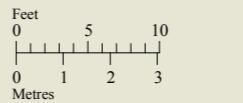
A wide paved terrace provides the perfect space for outdoor dining and entertaining, being elevated and enjoying a Southerly aspect, leading off the house itself via French doors. The main garden is lawned, gently sloping upwards with walled boundaries on two sides. To the top corner of the garden is an additional decked terrace facing West and taking full advantage of the evening sun, and a useful timber storage shed.

Montpelier House, Broad Street, East Ilsley, Newbury, RG20 7LW

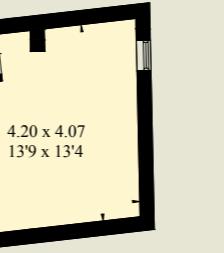
Approximate Gross Internal Area = 213.5 sq m / 2298 sq ft

Basement = 17.4 sq m / 187 sq ft

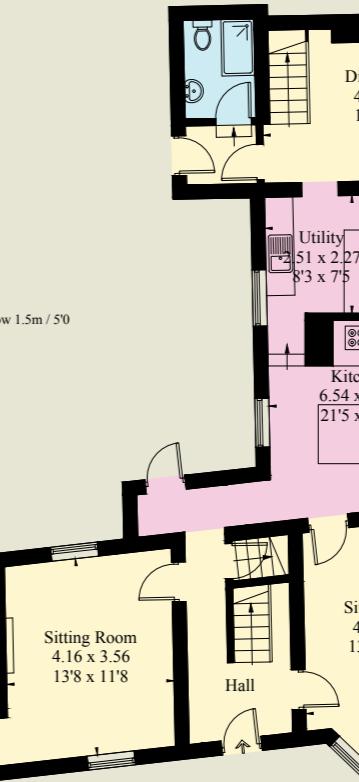
Total = 230.9 sq m / 2485 sq ft



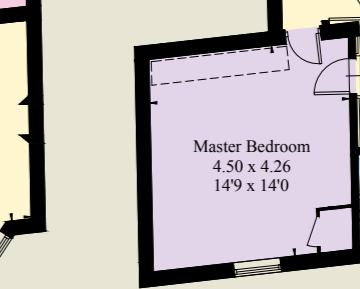
= Reduced headroom below 1.5m / 5'0



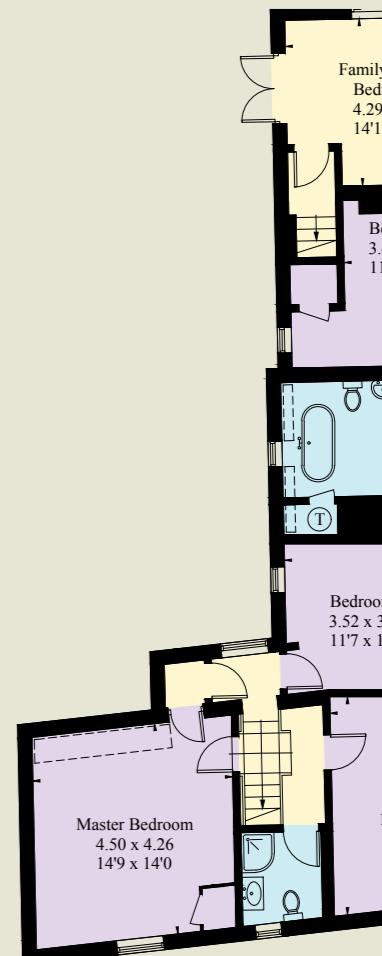
Basement



Ground Floor



First Floor



FLOORPLANZ © 2018 0203 9056099 Ref: 207483

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions relating to them.



GENERAL INFORMATION

Services: Mains electricity, water, and drainage are connected to the property. Oil fired central heating and pressurised hot water system.

Council Tax: E

Postcode: RG20 7LW

Energy Efficiency Rating: TBC

Local Authority: West Berkshire District Council. Telephone 01635 42400

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.



DIRECTIONS

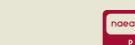
From our offices in the centre of Goring turn left and proceed down the High Street over the River bridge and up to the top of Streatley High Street. At the traffic lights continue straight across on the B4009 road to Newbury. After passing through the village of Aldworth turn right by the Four Points 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 around into Broad Street. Montpelier House will be found a short way along on the left hand side.

VIEWING

Strictly by appointment through Warmingham & Co.

Warmingham

www.warmingham.com

01491 874 144

5 High Street, Goring-on-Thames

Nr Reading RG9 9AT

E: sales@warmingham.com

www.warmingham.com

