



WOOLTON HOUSE

FARRIERS LANE ♦ EAST ILSLEY ♦ BERKSHIRE



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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 beautifully presented detached home, built in 1994 by Mapson Homes and located in an elevated position in this lovely cul de sac. The property boasts an impressive kitchen/dining area recently renovated and incorporating an oak framed extension with bi-fold doors providing the perfect "inside/outside" living feel.

♦ Private Driveway & Forecourt

♦ Double Garage

♦ Entrance Hall with Cloakroom

♦ Sitting Room with log burner

♦ Family Room

♦ Study

♦ Dining Area

♦ Kitchen/Breakfast Room

♦ Utility Room

♦ Galleried Landing

♦ Main Bedroom Suite with Built-In Wardrobes and Ensuite
Bathroom with Bath and Separate Shower

♦ Second Bedroom Suite with Built-In Wardrobes and Ensuite
Shower Room

♦ 3 Further Bedroom

♦ Family Bathroom

♦ Beautifully Mature Gardens & Grounds with Terrace Areas and
Lawned Garden



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 VIth 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

Woolton House sits in an elevated prominent position in the far end of this cul de sac. Built in the 90's, the property has been retained to a high standard and in particular by the current owners who have recently added an oak framed extension to the kitchen which transformed it and provides an impressive space and a perfect inside outside living feel. The kitchen is a German designed Pronorm kitchen, showcasing stunning ceramic worktops and island. It features state of the art wifi controlled appliances as well as a Quooker instant hot tap. There is a dining area as well as 2 further reception rooms. The living room has a fireplace and french doors to the garden and the family room has windows overlooking the rear. There is also a separate study.

Upstairs the main bedroom has built in wardrobes and a large ensuite bathroom with bath and separate shower. There is a second bedroom suite with ensuite shower room and 3 further bedrooms plus a family bathroom. An exquisite home with generous accommodation. An early viewing is advised.

OUTSIDE

There is a gravelled driveway in front of the property which leads to the double garage with 2 up and over doors and Electric charge point. Steps then take you up to the front door with a railed path leading round to the back garden. Surrounding the front is planting and mature shrubs.

At the rear is a wonderful paved terrace which comes straight off the kitchen and offers a fantastic opportunity for al fresco dining. There is a second seating area at the back of the garden and the remainder garden is laid to lawn. The garden offers complete privacy and a mature feel.

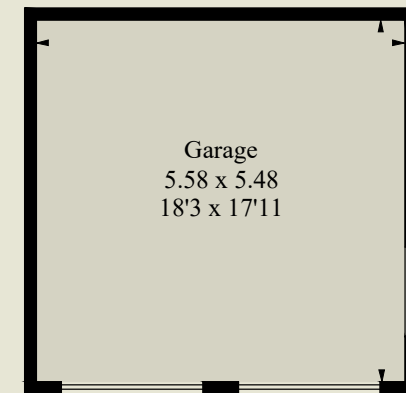
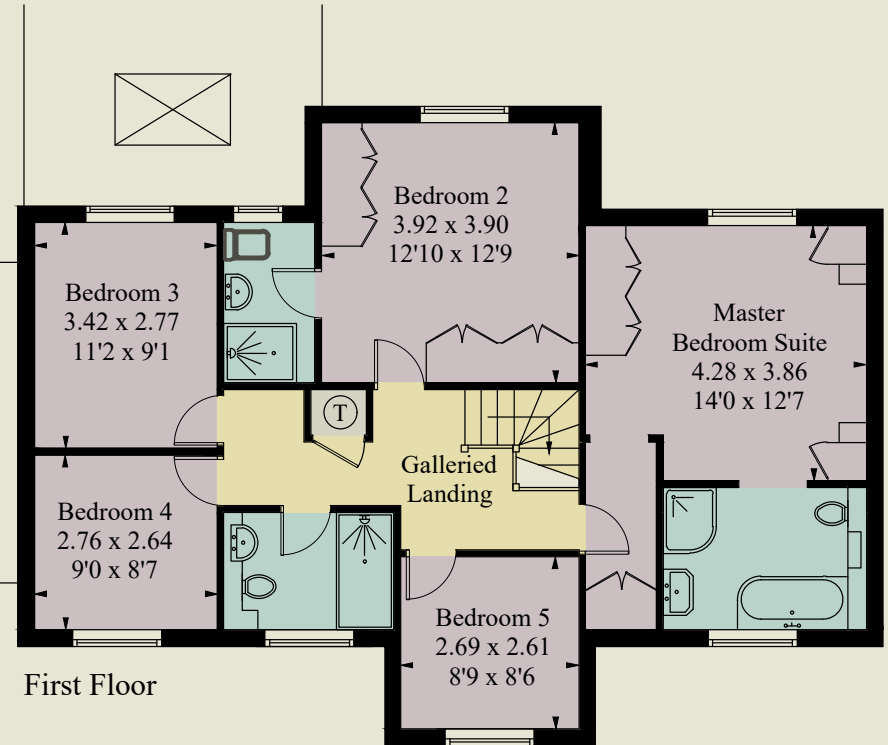
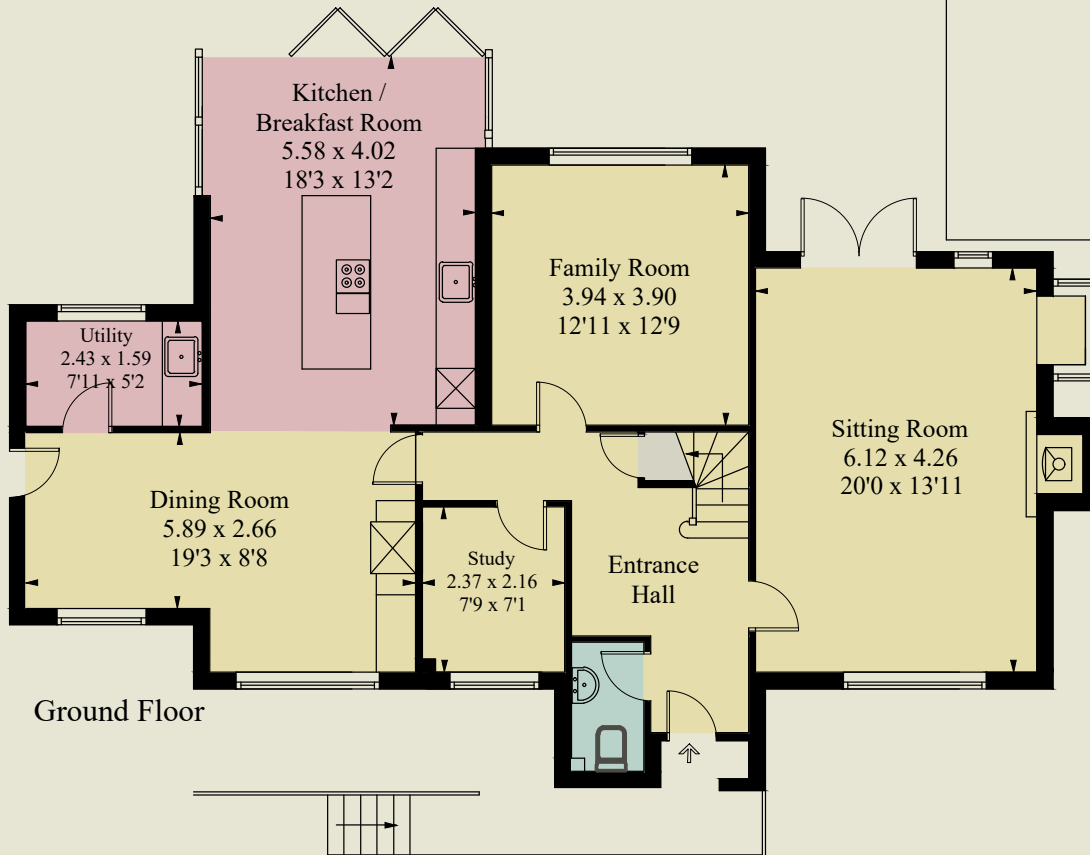
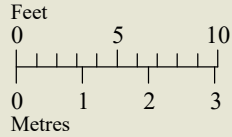


Woolton House, 8 Farriers Lane, East Ilsley, Berkshire, RG20 7JB

Approximate Gross Internal Area = 199 sq m / 2142 sq ft

Garage = 30 sq m / 322 sq ft

Total = 229 sq m / 2464 sq ft



(Not Shown In Actual Location / Orientation)

CREATESPACE DESIGN ref 381

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 and domestic hot water from oil fired central heating and new Grants boiler installed 2 years ago.

Energy Performance Rating: TBC

Postcode: RG20 7JB

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 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, round to the right, and turn right at the junction. On reaching the next junction go straight ahead onto Abingdon Road and then right into Farriers Lane. Woolton House will be found at the top of the cul de sac.

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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