



DOWNER & CO

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4 Star Cottages, High Street, East Ilsley RG20 7HZ
Price: £399,950

Features.

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-  3
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Description.

This delightfully endearing three bedroom modern semi detached cottage is offered to the market and located in the picturesque village of East Ilsley, within walking distance of the primary school and local public houses.

Surrounded by open countryside the accommodation includes entrance lobby, cloakroom, lounge, a stunning re-fitted kitchen/dining room, two double bedrooms, further bedroom, attic room and bathroom. Benefits also include a private rear garden, allocated off-road parking and oil fired central heating. Viewings highly recommended.



Location.

The historic village of East Ilsley sits approximately halfway between Newbury and Oxford on the A34, being only 11 miles to Newbury. Within the village there are two pubs and a primary school and the property is within the Downs School catchment. It is surrounded by stunning rolling countryside to explore and in the neighbouring villages of West Ilsley and Compton there are further pubs, local shops, cricket club and churches.

The pretty market town of Newbury offers a wide range of shopping facilities including a twice weekly local market, pedestrianised high street with local and national retail stores and major grocery outlets. There is a variety of cafes, restaurants and bars, a multi-screen cinema and the historic Corn Exchange theatre. There is a major rail station with direct links to London Paddington, the City of London and the West Country, and excellent access to the M4/A34 junction.



4 Star Cottages

Approximate Gross Internal Area
85 sq m / 915 sq ft



Illustration for identification purposes only. Not to scale
Ref: 138909



Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Important Notice

PROPERTY MISDESCRIPTIONS ACT 1991

The information in this document is indicative and is intended to act as a guide only. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Property Misdescriptions Act 1991. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. We would like to point out that all photographs are taken with a wide angle lens and any fitted appliances have not been tested.

EPC: C

COUNCIL TAX BAND: E
2026/2027: £3,049.88.

TENURE: FREEHOLD

For more information on this property or to arrange a viewing please call the office.

Alternatively, visit our website below to view all the details of this property online.

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