



HIGH TREES
£800,000

Carter Jonas

HIGH TREES MAIN STREET WEST ILSLEY RG20 7AA

- Newbury 10 miles
- Newbury station 11 miles, Didcot Parkway 7.5 miles
- M4 (J13) 7 miles
- A34 1.5 miles

Entrance hall · fabulous sitting room · dining room · kitchen/breakfast room · utility · principal bedroom with en suite bathroom · 4 further bedrooms · bathroom · shower room · lower ground floor storage/workshop · bike store · driveway parking · south west facing garden · Energy Rating E

SITUATION

West Ilsley is an unspoilt Downland village with thriving pub, duck pond, church, cricket and tennis club and is surrounded by magnificent West Berkshire rolling countryside. It is about 10 miles north of Newbury, about 1 ½ miles off the A34 between the M4 and Oxford. It is particularly well suited for those who want to live in a village environment but need access to surrounding towns or London.

DESCRIPTION

High Trees dates from the 1960's and is an individual detached property of contemporary design having brick elevations under a tile roof. The current owners who have been there for 25 years have made significant improvements including the addition of a beautiful sitting room with vaulted ceiling and wood burning stove. The property offers very flexible and versatile accommodation with the opportunity to create an annex at one end of the property. There are also two interconnecting lower ground rooms which offer further scope to adapt. The remaining living accommodation briefly comprises an impressive galleried entrance hall overlooking the stunning sitting room, a dining room, impressive kitchen/breakfast room and utility cupboard.

AVAILABLE WITH NO ONWARD CHAIN IS THIS BEAUTIFULLY PRESENTED, SPACIOUS AND VERSATILE PROPERTY WITH SOUTH WEST FACING GARDEN LOCATED IN THIS MOST SOUGHT AFTER LOCATION.



The bedroom accommodation comprises a substantial principal bedroom with en suite bathroom, 4 further bedrooms (one currently being used as a study), shower room and family bathroom.

OUTSIDE

The property is approached at the rear over a private lane which leads off Main Street as you enter the village from East Ilsley and occupies an elevated position overlooking its secluded front garden which extends down to the village street. There is a brick and flint wall along the frontage having wrought iron railings on top and with a pedestrian gate astride two tall brick piers. Around the main southerly facing lawned gardens are borders and beds containing a variety of interesting flowers, shrubs and climbing plants together with a selection of trees notably three prunus, a sycamore, beech, silver birch and apple trees. At the rear there is a wide gravelled drive leading off the private lane which provides ample parking and turning space with a lawned garden to one side having raised beds.

The main front garden has a depth of approximately 66ft with a width of 75ft and in all the overall garden plot extends to approximately 0.22 acres.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains water, electricity and drainage are connected to the property. Central heating and domestic hot water from oil fired floor boiler located in basement room. Secondary hot water supply from immersion heater.

Local Authority: West Berkshire Council – 01635 551111

Council Tax: Band D

Viewing: By prior appointment through the Newbury office 01635 263010

Directions: Please use post code RG20 7AA



High Trees, Main Street West Ilsley, Newbury
 Approximate Gross Internal Area
 Main House = 166 Sq M/1787 Sq Ft
 Lower Ground Floor = 30 Sq M/323 Sq Ft
 Total = 196 Sq M/2110 Sq Ft



Lower Ground Floor

Ground Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 74 C |
| 55-68 | D | | |
| 39-54 | E | 54 E | |
| 21-38 | F | | |
| 1-20 | G | | |

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