



**DOWNLANDS**

Guide Price £500,000

**Carter Jonas**

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## **DOWNLANDS MAIN STREET WEST ILSLEY RG20 7AJ**

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

Entrance hall · cloakroom · kitchen · sitting room · lean to side storage room · 2 bedrooms · first floor bathroom adjoining single garage · additional adjoining triple garage · all providing an opportunity for conversion subject to planning permission · ample drive and good size garden · Energy Rating E

### **SITUATION**

Downlands is an individual cottage situated in the centre of this lovely village. West Ilsley is an unspoilt Downland village with a pub, church and cricket pitch and is surrounded by magnificent West Berkshire rolling countryside. It is about 10 miles north of Newbury, about 1¼ 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**

Downlands is a unique property that offers very comfortable two-bedroom accommodation but has the advantage of an adjoining garage building/barn providing a huge opportunity for the accommodation to be extended subject to planning permission. Currently the cottage and garages are in the ownership of the Rectory but are to be separated so that Downlands has its own private drive and garden but will still adjoin an annex and studio belonging to the Rectory to the rear of the buildings.

**SITUATED IN THIS VERY ATTRACTIVE AND POPULAR VILLAGE, SURROUNDED BY BEAUTIFUL COUNTRYSIDE, YET WITH EXCELLENT ROAD AND RAIL LINKS, AN INTERESTING ATTACHED COTTAGE WITH A RANGE OF ADJOINING GARAGES PROVIDING AN OPPORTUNITY FOR CONVERSION INTO ADDITIONAL ACCOMMODATION.**



The cottage currently offers a spacious hallway, separate WC, modern kitchen and a sitting room. From the sitting room there are double doors into a lean-to style conservatory/storeroom. Upstairs there is a landing, a double bedroom with built-in wardrobe, a second bedroom and bathroom.

## **OUTSIDE**

The property is approached by a gravelled drive offering parking and access to the garages. The garages are currently arranged so that adjoining the cottage is a single garage which has a dividing wall separating it from the remainder of the building which offers a triple garage. There is a large loft area above the garages and there is power and lighting. This garage space could be used for cars, storage or could be converted to create additional accommodation if required. To the front of the cottage, there is an attractive and good-sized garden which has a sunny south and west facing aspect. The cottage and garages are not Listed.

## **ADDITIONAL INFORMATION**

**Tenure:** Freehold

**Services:** Mains water, electricity and drainage, oil fired central heating

**Local Authority:** West Berkshire Council – 01635 551111

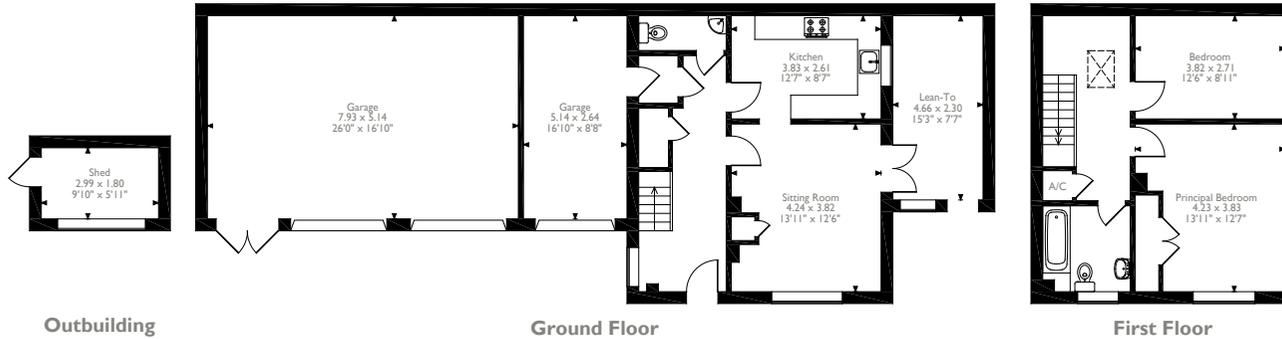
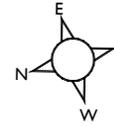
**Council Tax:** Band E

**Viewing:** By prior appointment through the Newbury office 01635 263010

**Directions:** Please use postcode RG20 7AJ



Downlands, Main Street West Ilsley, Newbury  
 Approximate Gross Internal Area  
 Main House = 87 Sq M/937 Sq Ft  
 Double & Single Garage = 55 Sq M/591 Sq Ft  
 Outbuilding = 5 Sq M/54 Sq Ft  
 Total = 147 Sq M/1582 Sq Ft



**Outbuilding**

**Ground Floor**

**First 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		79 C
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		

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