

## THE ANNEXE AT SHEEP DROVE HOUSE, CHURCH HILL, EAST ILSLEY, NEWBURY, NEWBURY, BERKSHIRE, RG20 7LP



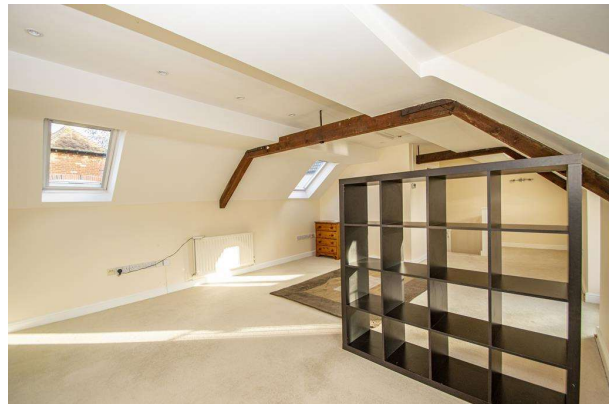
- Studio apartment
- Gated access
- Heating, electric and water bills included
- Popular village of East Ilsley
- EPC rating D
- Unfurnished, available immediately

£1,000 per month + permitted payments \*

FOR AN APPOINTMENT TO VIEW PLEASE CONTACT THE DIDCOT BRANCH ON 01235 818371



davistate.com



### PROPERTY DESCRIPTION

This split level detached studio apartment is nestled in the heart of East Ilsley. Perfect for a single occupant, the property has a 21ft x 15ft living area with kitchen and shower room. The heating, electricity and water bills are included. EPC rating D. Unfurnished, available immediately.

### LOCAL INFORMATION

East Ilsley nestles in the Berkshire Downs, in an area well known as a centre for racehorse training. In the village there are two public houses, and a village shop and post office in nearby Compton. It is well located just off the A34 with good access to Newbury (8 miles), Oxford (17 miles) and 6 miles from Junction 13 on the M4. There are regular Intercity trains from Didcot (10 miles) with a journey time of around 40 minutes to London Paddington.

### ACCOMMODATION

Downstairs consists of WC and shower room with washing machine under the stairs. Upstairs is the kitchen and living accommodation with Juliette balcony.

### OUTSIDE SPACE

There is no outside space with this property, there is on road parking.





### LOCAL AUTHORITY and SERVICES

West Berkshire District Council - Band A. Oil fired central heating. Mains water.

### IMPORTANT NOTICE

\* When you apply for a tenancy there will be permitted payments to pay - ask our branch staff or visit our website for further details.

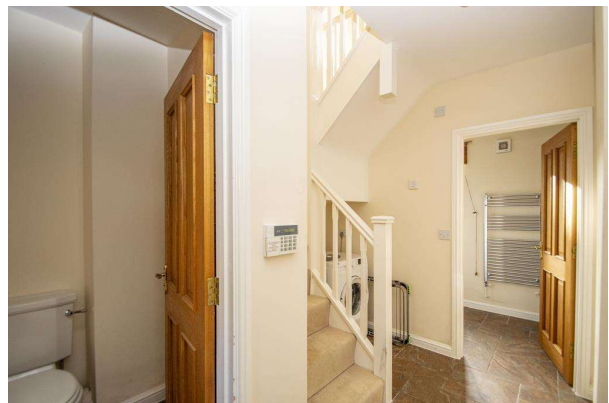


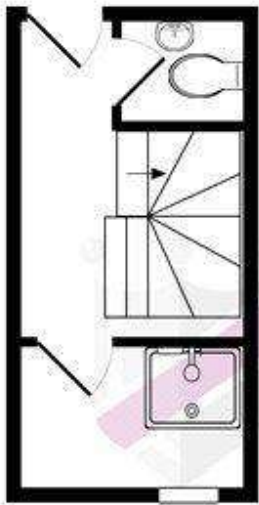
## DISCLAIMER

These particulars are a general guide only. They do not form part of any contract. Services, systems and appliances have not been tested.

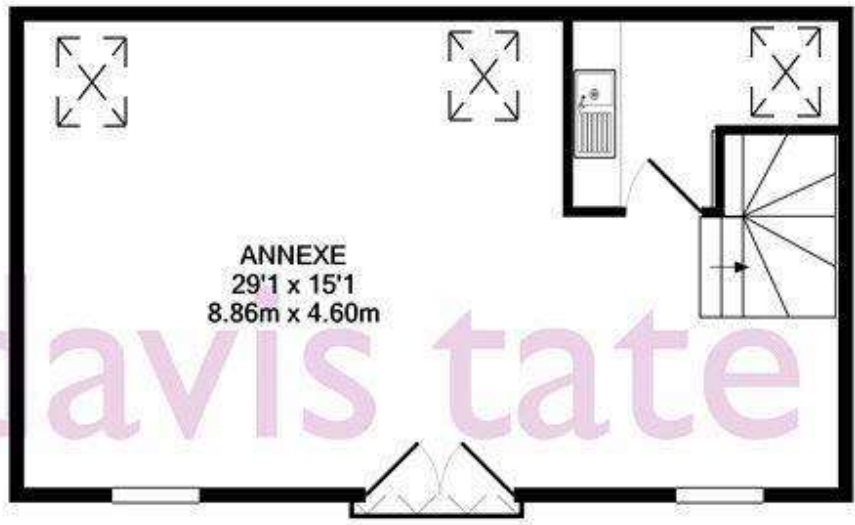
## REFERRAL FEES

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Davis Tate.





GROUND FLOOR  
APPROX. FLOOR  
AREA 123 SQ.FT.  
(11.4 SQ.M.)



ANNEXE  
29'1 x 15'1  
8.86m x 4.60m

ANNEXE 1ST FLOOR  
APPROX. FLOOR  
AREA 429 SQ.FT.  
(39.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 552 SQ.FT. (51.3 SQ.M.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
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