



sales | lettings | new homes | conveyancing | mortgages

THE FIRS OLD STANMORE ROAD, EAST ILSLEY, NEWBURY, BERKSHIRE, BERKSHIRE, RG20 7LU



- Spacious Period Village Family Property
- Five Well-Proportioned Bedrooms
- Four Generous Receptions Rooms
- Wonderful Open-plan Kitchen-Dining room
- Highly Desirable Village Location
- Third of an Acre Plot Approx.

Guide Price £935,000 (Freehold)

FOR AN APPOINTMENT TO VIEW PLEASE CONTACT THE ABINGDON BRANCH ON 01235 526907



davistate.com

Abingdon-on-Thames | Goring-on-Thames | Henley-on-Thames | Pangbourne | Reading | Twyford | Woodley

Davis Tate is a trading name, independently owned and operated under licence from LSLi Limited, by EADTL Ltd (company number 04405992), registered in England at 5 Brooklands Place, Brooklands Road, Sale, Cheshire, United Kingdom, M33 3SD.



PROPERTY DESCRIPTION

Beautifully positioned right in the heart of the DELIGHTFUL VILLAGE of East Ilsley is The Firs, an exceptional property that effortlessly blends PERIOD CHARM with a wonderfully stylish interior. The building originally dates back to the late 1800's and in more recent times it has been converted into this spacious and extremely well-appointed family home. The accommodation is all very well laid out with generous reception rooms on the ground floor with the double garage have recently been converted into family/playroom with a useful utility room and inner lobby added too. Upstairs offers five spacious bedrooms with two En-suites plus modern shower room.

LOCAL INFORMATION

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.

ACCOMMODATION

Entrance hall with doors leading to sizable basement, Dual aspect Sitting Room with access into Study/home office, spacious L-shape kitchen/dining room with Bi-fold doors, inner lobby/boot room plus Utility room, light & airy playroom with two sets of Bi-fold doors and cloakroom. Upstairs offers five spacious bedrooms with two En-suites plus modern shower room.

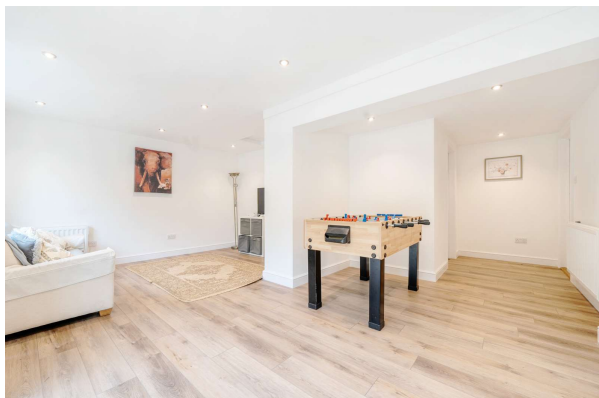


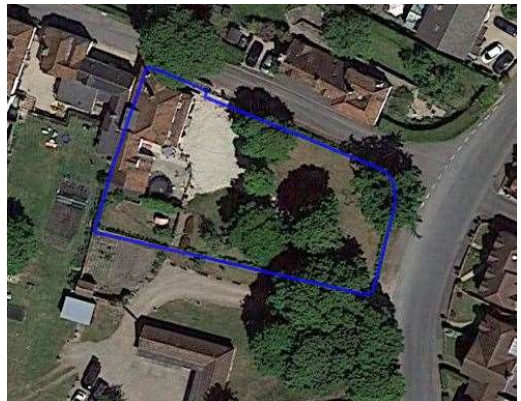
OUTSIDE SPACE

To the front of the house is a generous garden which is mostly laid to lawn and enclosed by fencing and shrubs. There are a handful of mature trees in the garden providing a very pretty approach to the house. Access to the house is via a private gravelled driveway which also provides substantial off-road parking, in total the plot offers almost a third of an acre.

LOCAL AUTHORITY and SERVICES

All mains services are connected, except for gas. The property operated on oil radiator central heating. Council tax band F. Energy efficiency rating E.







CONVEYANCING

We work with DT Conveyancing, part of the UK's leading provider of conveyancing services. Their no move, no legal fee service offers appointments to suit you, and a dedicated, expert conveyancer. Ask us for further information today.

MORTGAGES

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE

Exclusive deals are made available to Embrace Financial Services by PRIMIS Mortgage Network, to which Embrace Financial Services are an Appointed Representative

Davis Tate is an Introducer to Embrace Financial Services. Embrace Financial Services is an Appointed Representative of PRIMIS Mortgage Network, a trading name of First Complete Ltd, which is authorised and regulated by the Financial Conduct Authority for mortgages, protection insurance and general insurance products.

LETTINGS and MANAGEMENT

We offer a complete range of services for Landlords, from fully managed lets to advertising only. Each Landlord who chooses full management has a personal Property Manager and all our fees are based on a 'no let - no fee' basis.

DISCLAIMER

These particulars are a general guide only. They do not form part of any contract. Services, systems and appliances have not been tested. Other important information which you need to know about this property can be found at davistate.com

BUYERS INFORMATION

To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a nominal charge of £60 including VAT for this (for the transaction not per person), payable direct to Lifetime Legal. Please note, we are unable to issue a memorandum of sale until the checks are complete.

REFERRAL FEES

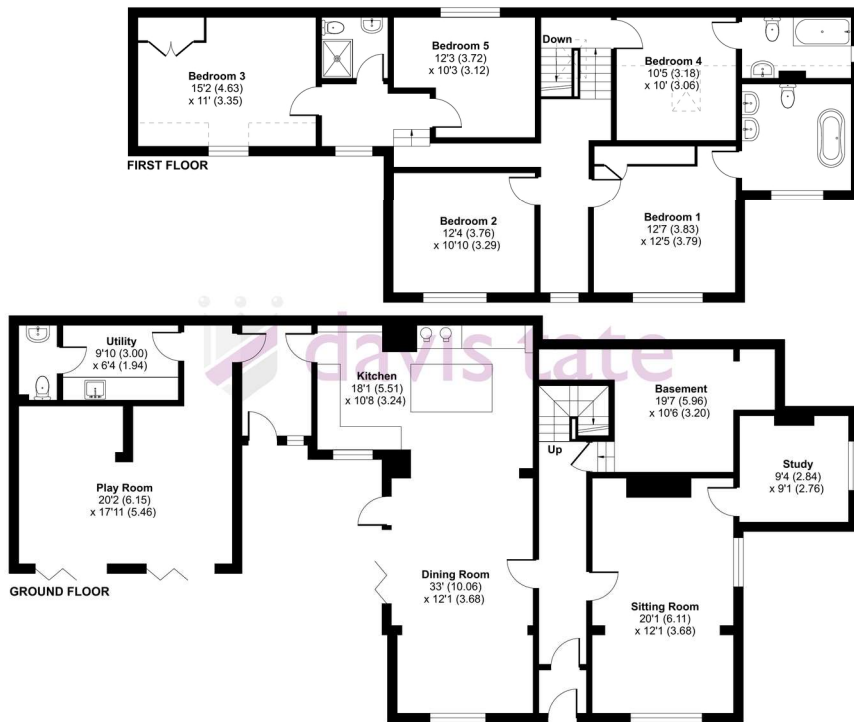
We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of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



Approximate Area = 2509 sq ft / 233 sq m
Limited Use Area(s) = 106 sq ft / 9.8 sq m
Total = 2615 sq ft / 242.8 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Davis Tate. REF: 1108589