



WHICKENS BARN
MAIN STREET, WEST ILSLEY, RG20 7AJ

Carter Jonas

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Newbury 11 miles, Wantage 7 miles, Oxford 18 miles, A34 1 mile, M4 (J13) 7 miles, Didcot with fast trains to London Paddington 8 miles

Spacious and welcoming entrance hall with underfloor heating · shower room with new Aquilisa Shower · immaculate Neptune fitted kitchen with high end Siemens appliances including full size steam oven which is also a roasting oven and a separate traditional oven with an internally fitted microwave facility · underfloor heating · impressive sitting/dining room with high vaulted ceiling · study/bedroom 4 · 2 ground floor bedrooms · ground floor Montrose fitted bathroom with a HiQu digital shower head and underfloor heating · galleried landing/study area · first floor mezzanine bedroom with en suite · double garage with electric doors and fitted racking for storage · private and very sunny south-west facing garden. Council Tax Band F · Energy Rating D

SITUATION

Whickens Barn is situated in a quintessential English village with duck pond, a well known local pub and a vibrant community. West Ilsley is surrounded by rolling downland countryside offering some outstanding walking, riding, and cycling around its many tracks with the Ridgeway sitting just a mile to the north. It has a church and a very active Cricket Club which hosts village events and the annual fete and special events. It is about 11 miles north of Newbury, and 1.5 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 with Didcot Station just 8 miles.

DESCRIPTION

Whickens Barn is one of four properties converted from the original Tythe Barn in the late 80s and has retained a great deal of the original charm and character but sensitively offers very light and modern living. The accommodation is beautifully presented with good ceiling heights throughout especially in the sitting room where it is fully vaulted with a galleried landing/study area. The property has exposed timbers throughout and the sitting room has an attractive open fireplace with wood burning stove.

A BEAUTIFULLY PRESENTED GRADE II LISTED CONVERTED BARN WITH A LOVELY GARDEN, DOUBLE GARAGE AND SITUATED IN THIS VERY POPULAR DOWNLAND VILLAGE, SURROUNDED BY BEAUTIFUL COUNTRYSIDE WITH EXCELLENT ROAD AND RAIL LINKS.



OUTSIDE

Whickens Barn, which is in the centre of the village, and within easy walking distance to the cricket pitch and local pub. The area to the front of the property was landscaped when the conversion was completed which the owner is legally obliged to retain. To the left of the grassed area is dedicated parking for two large cars in tandem which is shared with the owners of Tythe End Barn next door. There are two good sized garages within the five garage block. In 2018 both doors were widened and Garador automatic doors were installed. The private rear garden is south-west facing, so has a very sunny aspect and is fully enclosed.. It is laid to lawn with some pretty borders and a number of trees, shrubs and plants.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains water, electricity and drainage, electric heating, Underfloor heating in the kitchen, bathroom, cloakroom and entrance hall.

Local Authority: West Berkshire Council – 01635 551111

Council Tax: Band F

Viewings: By prior appointment through the Newbury office 01635 263010

Directions: Please use post code RG20 7AJ



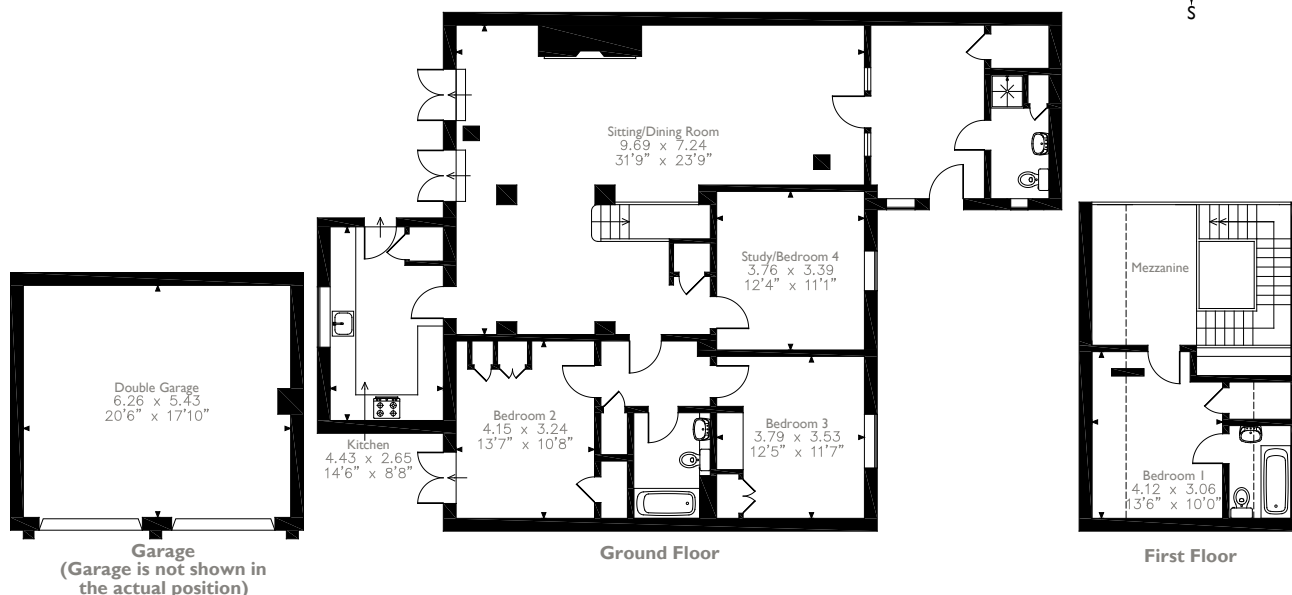
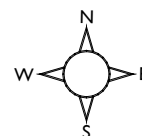
Whickens Barn, MainStreet West Ilsley, Newbury, Berkshire

Approximate Gross Internal Area

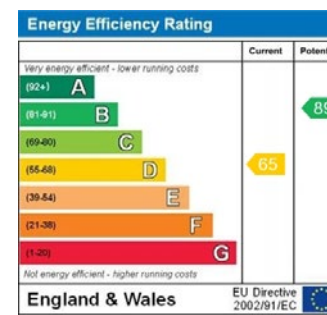
Main House = 166 Sq M/1787 Sq Ft

Garage = 34 Sq M/366 Sq Ft

Total = 200 Sq M/2153 Sq Ft



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.



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