



Jackson-Stops
& Staff



The Old Post Office

EAST ILSLEY, BERKSHIRE, RG20 7LF



The Property

The Old Post Office is a delightful Grade II Listed property believed to have been built in 1860. The accommodation, arranged over 4 floors, is gracious and elegantly proportioned with high ceilings and large sash windows making the rooms very light. The double drawing room with its glazed door and French windows opening onto the terrace has a large open fireplace at one end and a woodburner at the other and is exceptionally attractive. The bedrooms are all well-proportioned, the master bedroom being particularly comfortable and spacious with steps leading to a dressing room and large bathroom. The second floor at present offers bedroom 4 and bedroom 5/ study, and a further room where there is huge potential to maximise the space and install bath/shower rooms or to re-arrange the accommodation to suit.

Features

- Entrance lobby
 - Dining hall
 - Double drawing room
 - Kitchen/breakfast room with Aga
 - Cloakroom
 - Cellars with gated wine vault
 - First floor master bedroom with adjoining dressing room and bathroom
 - 2 further double bedrooms (3 and 4)
 - Family bathroom
 - Second floor bedroom 4 and bedroom 5/study
 - Further room with potential for bathroom (see floorplan)
- In all about 0.55 acre (0.223 hectare)

Classic and deceptively spacious village house set in charming gardens





The Garden

The garden is unusually large for a village house and lies to the rear of the property. It is laid mainly to lawn with some mature trees and shrubs and a few mixed and herbaceous borders.

N.B. There is vehicular access on an annual charge to a gravelled area in the rear garden, via a 5 bar gate, giving ample off-street parking if wished.

Property Information

Post Code: RG20 7LF

Services: Mains electricity, water and drainage. Oil fired central heating.

Local Authority: West Berkshire District Council.
01635 42400

Viewing: Strictly by appointment with the agents
Jackson-Stops & Staff's Newbury Office 01635 45501.

The Location

The Old Post Office is situated in the popular downland village of East Ilsley famed for its strong ties with racehorse training. The pretty village has a high proportion of period properties and is surrounded by rolling countryside in an Area of Outstanding Beauty. There is a church, 2 pubs and a primary school in the village with more comprehensive facilities to be found in Newbury, Reading and Oxford. There is a wide selection of both primary and secondary, private and state schools in the area. Communications to London and major road networks are excellent via the A34 and M4, and by rail via Didcot or Newbury (Paddington).

- Newbury 8 miles
- Didcot 10 miles
- Oxford 17 miles
- Reading 21 miles
- Newbury Paddington about 50 minutes
- Didcot Paddington about 45 minutes
- M4 J13 5 miles

(Distances and times approximate)



Approx. Gross Internal Area

2960 sq.ft. / 275 sq.m.
Cellar: 398 sq.ft. / 37 sq.m.
Total: 3338 sq.ft. / 312 sq.m.



= Reduced headroom below 1.5 m / 5'0

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

Directions

From M4 Junction 13: Take the A34 heading North signed to Oxford. Take the exit signed to East Ilsley and at the T junction turn left into the village. In the village take the right hand lane onto the one-way system through the village and past the pond on your left keeping right. At the Y junction continue proceeding right passing a paddock on your left. The Old Post Office is the second house on the left.



Important Notice Jackson-Stops & Staff, their clients and any joint agents give notice that:
1 They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2 Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and Jackson-Stops & Staff have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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