



**WOODRIDGE, 1A THE MALTINGS**  
Guide Price £625,000

**Carter Jonas**

## WOODRIDGE 1A THE MALTINGS WEST ILSLEY RG20 7AX

- Newbury town centre with mainline station with trains to London Paddington 11 miles
- Didcot town centre with mainline station with trains to London Paddington 7.5 miles
- M4 (J 13) 7 miles
- A34 1.5 miles

External stairs lead to the front door · spacious entrance hall with storage cupboard · large open plan sitting/dining room with doors leading to a south facing balcony · fitted kitchen · principal bedroom with ensuite bathroom · second bedroom with jack and jill shower room · stairs leading down to a large double garage with internal storeroom · planning permission to extend · private and secluded location · drive providing access to the garage and a parking area · large paved rear terrace and rear garden · Energy Rating D

### SITUATION

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

Woodridge is an individual detached property situated in a secluded position in this very popular village. The accommodation, which is all on one level, provides a large open plan sitting/dining room with a woodburning stove, and glazed doors providing access to a south facing balcony. On entering the property there is a spacious hallway with storage cupboards, there is a kitchen with space for a breakfast table fitted with a range of wall units and built-in appliances.

**SITUATED IN THIS VERY SOUGHT-AFTER DOWNLAND VILLAGE, AN INTERESTING AND INDIVIDUAL DETACHED PROPERTY WITH ALL THE ACCOMMODATION ON ONE LEVEL ABOVE A LARGE DOUBLE GARAGE, WITH A PRIVATE GARDEN AND PLANNING PERMISSION TO EXTEND.**



The principal bedroom, which is at the rear of the property, has built in wardrobes and an ensuite bathroom. The guest bedroom has access to a Jack and Jill shower. This is also used as the cloakroom leading directly from the hallway. In the hall there is a staircase leading down to the large garage which is situated underneath the property. The rear of the garage there is an internal storeroom. The property has planning to be extended should a buyer wish to create more accommodation. Plans are available from the selling agent.

### OUTSIDE

The property is approached by a gravel drive which opens into an area providing access to the garage and private parking. Either side the house there are steps leading up to the property. At the rear there is a wide paved and very private terrace which is ideal for outside entertaining and dining. From the terrace there is a flight of steps leading up to an area of lawn.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** Electricity and drainage, oil fired central heating

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

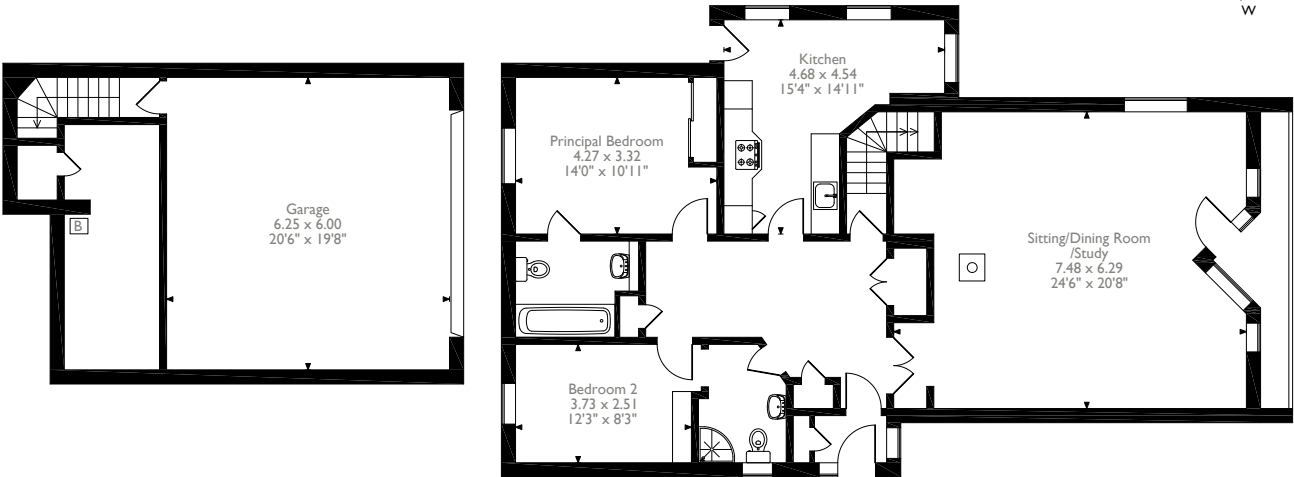
**Council Tax:** Band E

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

**Directions:** Please use post code RG20 7AX



1A, The Maltings, Newbury  
Approximate Gross Internal Area  
171 Sq M/1840 Sq Ft



Lower Ground Floor

Ground 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	61 D	
39-54	E		
21-38	F		
1-20	G		

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