



Farriers Lane, East Ilsley RG20 7JB



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A beautifully appointed 5 bedroom family home set in an elevated position within this exclusive development of 8 homes nestled in the heart of this charming village.

The accommodation also includes 3 bathrooms, and the fabulous living space includes a sitting room, Snug, study and a recently refitted kitchen-breakfast room opening to the garden via an oak-framed extension with lantern light.

There is extensive parking and a double garage, whilst the rear garden offers total seclusion.

This pretty village is set in the Berkshire Downs with the M4 junction just 5 miles south and Newbury less than 10 miles.



Tenure - Freehold

Accommodation

The property is double glazed with oil-fired central heating to radiators and many corniced ceilings
Reception Hall: Wood floor, staircase with cupboard.
Cloakroom: White 2-piece suite, wood floor, window.

Sitting Room: A delightful triple aspect room with a side bay and French doors to garden. Stone fireplace with log stove, wood floor.

Snug: Rear aspect, wood floor.

Study: Front aspect, wood floor.

Kitchen/Breakfast Room: A stunning room, 30' x 19' with a stylish oak-framed/glazed extension and lantern light with bi-folds to the garden. Range of Pronorm storage units with Dekton worktops, sink. Integrated double electric oven, induction hob, teriyaki hotplate. Striking central island with breakfast bar, ample space for table and chairs, Floor tiled with Wexford Buff by Mandarin Stone.



Utility Room: Belfast sink, appliance spaces, and cupboards.

Stairs to Landing: Loft access and airing cupboard.

Bedroom 1: With an entrance area, range of wardrobes.

En Suite Bathroom: Luxury 4-piece white suite with bath and separate shower, tiling.

Bedroom 2: Fitted wardrobes and rear aspect.

En Suite Shower Room: Fitted with a white 3-piece suite.

Bedroom 3: Wardrobe and rear aspect.

Bedroom 4: Front aspect.

Bedroom 5: Front aspect.

Bathroom: Fitted with a white 3-piece suite, tiling, down lighters and window.

Outside

To the Front: There is extensive parking on the driveway to the front with a gravel drive flanked by areas of lawn and a line of mature trees to one side. Steps rise to an elevated terrace across the front with wrought iron railing. Power supply for a car charger.

Double Garage: Twin up/over doors, light and power.

Rear Garden: A lovely feature the gardens face west and enjoy an excellent degree of seclusion. There is a full width stone terrace providing great outside entertaining space, beyond a large lawn bordered by banks of mature shrubs and trees. There is a further seating area with pergola in the corner. Enclosed by timber fencing with side access.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		



Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

