



# Immaculately presented village house

Cenwulf Hall, East Ilsley, Berkshire RG20 7LE



2 Reception rooms • Reading room/Library • 7 bedrooms  
• 5 bathroom (4 en suite) • Kitchen/breakfast/family  
room • Study/office Garaging • Garden

Newbury 8 miles  
Wantage 9.5 miles  
M4 J13 5 miles

### Situation

The village of East Ilsley lies north of Newbury in a fold of the Berkshire Downs close to the historic Ridgeway Path and surrounded by unspoilt farmland with direct access to country walks and byways. This pretty village is of mainly period properties and has a church, public house and primary school. The nearby market towns of Newbury and Wantage offer comprehensive services together with mainline stations at Newbury and Didcot providing fast commuter services to London Paddington in approx. 45 minutes.

### Property Description

Cenwulf Hall was built over 3 floors by a local developer in 2000 to a high standard and with great attention to detail. The accommodation is immaculately and tastefully presented with a practical layout. The drawing room is of generous proportions with a fine ceiling, as is the dining room with solid oak flooring throughout the ground floor. In addition, of particular note, is the breakfast/family room with the garden room off, which creates a wonderful light living space.

The bedrooms on the first floor are of good proportions, 4 of which have en suite bathrooms.

On the second floor are 2 further bedrooms

### Garden

Cenwulf Hall is approached from the road, via electric gates, to gravelled parking in front of the house and garaging. The garden lies mainly to the rear with a spacious decked area along the rear elevation and steps leading down to the lawn.

### Services

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

### Directions

From Newbury take the A34 north and exit at East Ilsley. Follow signs into the village and continue on the one-way system past the pond on your left, following signs back to Newbury & A34. At the junction turn left and the property will be found immediately on the left.

### Viewing

Strictly by appointment with Savills.







Cenwulf Hall, Newbury  
Main House gross internal area = 3,419 sq ft / 318 sq m  
Garage gross internal area = 313 sq ft / 29 sq m  
Total gross internal area = 3,732 sq ft / 347 sq m



For identification only. Not to scale. © 201009LM

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