



Compton Road

Cricketts

St Jude, Compton Road, East Ilsley, Newbury, Berkshire. RG20 7LJ.

£425,000 Freehold



- No onward chain
- Countryside living
- Great village location
- Garage
- Private elevated garden
- Driveway parking
- Log burner in the lounge
- Kitchen open to the Garden room
- Sunny Garden room over looking the garden

Set in a beautiful rural location and surrounded by open fields, this charming two-bedroom bungalow occupies an elevated position and enjoys a peaceful, private feel. The accommodation is both welcoming and well arranged, with a comfortable lounge featuring a log burner that creates a warm and inviting focal point.

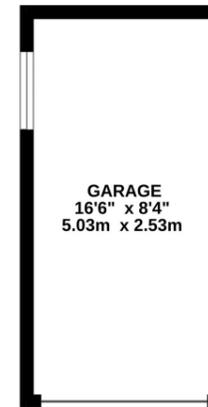
The kitchen opens seamlessly into a bright garden room, offering an excellent space for dining, relaxing, or enjoying the garden throughout the year. There are two well-proportioned bedrooms, complemented by a practical layout and good natural light throughout. There is also a modern bathroom.

Outside, the garden provides a tranquil retreat, well suited to the property's countryside setting, while a garage offers valuable parking or storage. Located in one of East Ilsley's most attractive spots, with fields on all sides, this appealing bungalow is ideal for those seeking a quieter pace of life while remaining well connected to surrounding villages and amenities.

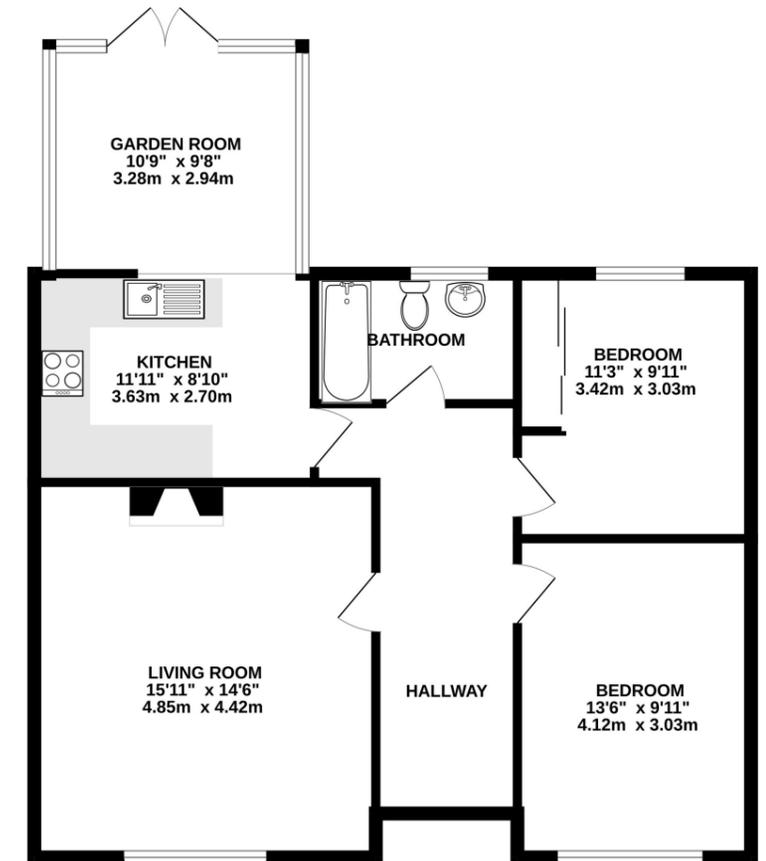




BASEMENT
137 sq.ft. (12.7 sq.m.) approx.



GROUND FLOOR
840 sq.ft. (78.0 sq.m.) approx.



| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 74 |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | 33 | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

- **Electricity:** Mains Supply.
- **Heating:** Electric.
- **Water:** Mains Supply.
- **Sewerage:** Mains Supply.
- **Council Tax Band:** C

TOTAL FLOOR AREA : 976 sq.ft. (90.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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