



# 1 Queensborough Cottages, Wallingford Road, Compton, Newbury, RG20 6PU

Guide Price £475,000

 2  1  2

- Semi detached cottage
- Idyllic countryside village location
- Two double bedrooms
- Picturesque countryside views
- Downs school catchment
- Many period features retained
- Kitchen/breakfast room
- 150ft south facing garden
- Garage with allocated parking
- NO ONWARD CHAIN



Ideally positioned in an area of outstanding natural beauty and within a conservation area sits this attractive character semi-detached cottage dating from the 18th Century. The property sits at the end of a private road and has fantastic un-interupted views over the open countryside.

The accommodation comprises entrance porch, dining room, kitchen/breakfast room, sitting room with original fireplace and working wood burner, utility room, shower room and study area. The first floor has two double bedrooms with views over the surrounding countryside and bathroom.

Benefits include a large 150ft south facing garden, patio area for entertaining, single garage with allocated parking area, recently re-fitted septic tank, LPG gas central heating and NO ONWARD CHAIN, Viewings highly recommended.





Approximate Gross Internal Area  
99.0 sq m / 1065.62 sq ft  
(Excludes Garage)  
Garage Area 15.50 sq m / 166.84 sq ft

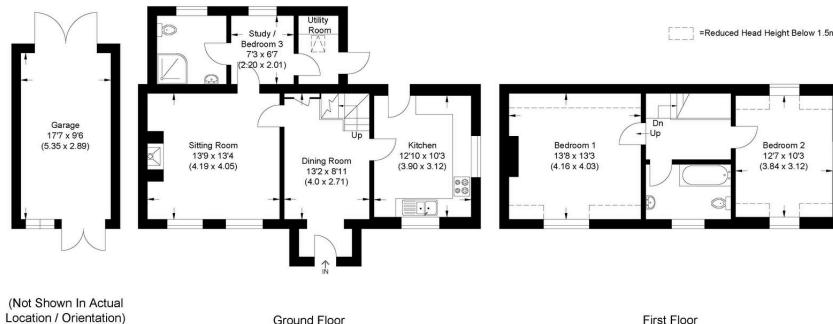


Illustration for identification purposes only, measurements are approximate, not to scale.



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>		
(39-54) <b>E</b>	43	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient – higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

01635 523777 (Sales)

01635 523880 (Lettings)

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