



7 HORN STREET

COMPTON ♦ BERKSHIRE

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East Ilsley/A34 - 2 miles ♦ Newbury - 11 miles ♦ Oxford - 17 miles ♦ Reading - 14 miles ♦ Goring on Thames - 6 miles ♦ Didcot - 8 miles ♦ M4 at Chieveley (J13) - 7 miles ♦ Mainline Stations at Didcot, Goring on Thames & Newbury (Distances approximate)

Situated in a conservation area close to the central part of this popular Berkshire Downland village and surrounded by rolling hills and countryside designated an Area of Natural Beauty and located almost equidistant between Newbury and Oxford with easy access for the A34 and M4.

A most appealing semi-detached property believed to date back to the early 1900s and recently sympathetically extended with matching brickwork as well as being fully refurbished and now providing well-presented three bedroom accommodation together with the benefit of a large West facing rear garden.

♦ Entrance lobby

♦ Dining room opening into a fully fitted kitchen

♦ Utility room

♦ Sitting room opening into a family room

♦ Shower room

♦ Landing with loft access

♦ Three bedrooms

♦ Family bathroom

♦ Wide front forecourt for off-road parking

♦ Side access path

♦ Large mainly lawned west facing rear garden with wide paved terrace across rear of house ideal for alfresco dining/living.

♦ Timber workshops taught with pitched slate roof

♦ Ample parking on front forecourt behind walled frontage



SITUATION

The quiet, rural village of Compton is set in the folds of the rolling Berkshire Downs, in an "A.O.N.B." and has a long history, being mentioned in the Domesday Book and with local evidence of earlier Roman occupation.

The beautiful flint walled Parish Church of St Mary and St Nicholas retains some Norman features and there are numerous examples of attractive, period cottages and houses, including the Grade II Listed 17th Century Compton Manor, reflecting the growth of the village over the centuries from its earliest origins as a small hamlet and in particular the expansion of the village over the last 150 years. The village is now a thriving community with a modern health centre, village Post Office Stores, Hotel with restaurant and excellent primary and secondary schools, notably the Downs Secondary School which has built up an enviable reputation for academic standards in recent years and now boasts its own VI form and excellent Ofsted ratings. In addition to having well revered local state primary and secondary schooling, the area is also extremely well served by an excellent range of private schooling, of particular note; Cranford House School, The Oratory Preparatory School, Moulsoford Preparatory School, St Andrews Preparatory School, The Oratory School, Pangbourne College, Brockhurst & Marlston House, Downe House, Rupert House School, Shiplake College, The Abbey School, Bradfield College, The Manor Preparatory School, Abingdon School, Abingdon Preparatory School, Radley College, and St Helen & St Katharine.

Farming has always been important to the village and is still a major way of life today. The village also has a long-standing connection with the breeding and training of racehorses with a racing stable still existing in the village and with other prominent training establishments in the local area.

Compton has good road communications, notably via the fast A34 dual carriageway at East Ilsley some 2 miles to the West linking Newbury and Oxford and with the M4 easily accessible at Junction 13 (Chieveley). The nearby expanding town of Didcot has an established shopping centre and a mainline station providing fast commuter services up to London (Paddington via Reading) in well under the hour. Reading and the M4 at Theale (Junction 12) can both be reached via a quiet cross-country route as can Goring on Thames which also has a mainline station and is easily accessible.

To the North of the village lies the ancient Ridgeway Path which winds its way over the Downs eventually crossing the Thames at Streatley and on up into the Chilterns.

Crossrail (Elizabeth Line) services have commenced from Reading, which together with the electrification of the line has significantly improved travelling times to East and West destinations.

Horn Street leads off the main village street near the centre and is easily accessible for the schools and amenities.

PROPERTY DESCRIPTION

The property occupies a convenient position in the village and has a charming appearance which compliments the street scene. Believed to date back to around the early 1900s or possibly earlier the present owner has over the past few years two-storey extended the property cleverly matching the original coloured brickwork and detailing with soldier arches over the windows and adding attractive tile dormer windows to the first floor. Additionally a complete refurbishment has been undertaken including new kitchen, bathroom and shower room, electrical rewiring and provision of new central heating system. Windows have also been replaced in a tasteful character style and which are double glazed.

OUTSIDE

Across the frontage is a wide forecourt for parking and part walled at one end.

A side path gives access through to the rear garden.

The garden at the rear is approximately 80 feet in depth and has a sheltered westerly aspect with at the bottom a useful workshop store which with a little alteration could become a Studio/Home Office subject to planning considerations.

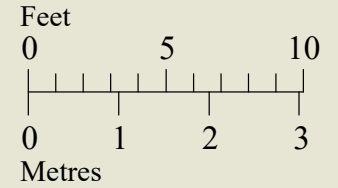



7 Horn Street, Compton, Berkshire, RG20 6QS

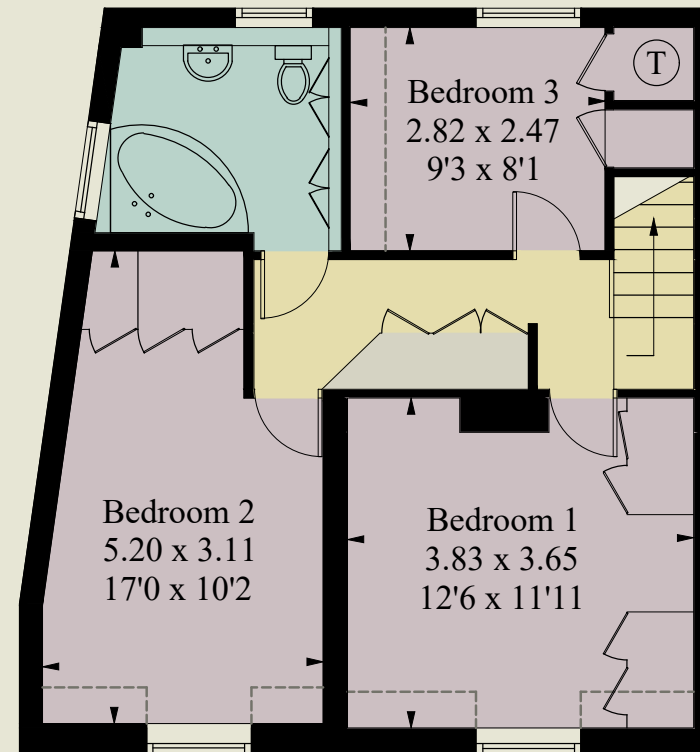
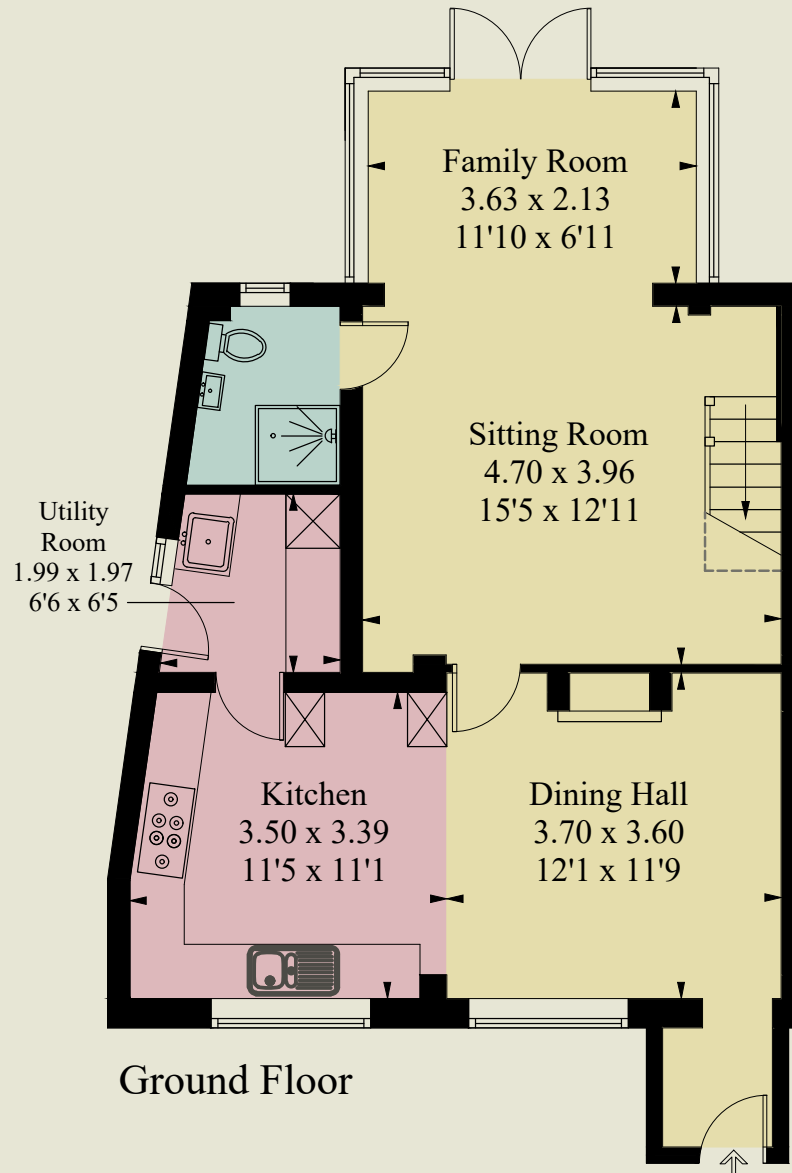
Approximate Gross Internal Area = 113 sq m / 1216 sq ft

Limited Use Area = 2 sq m / 21 sq ft

Total = 115 sq m / 1237 sq ft



 = Limited Use Area



CREATESPACE DESIGN ref 365

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)



GENERAL INFORMATION

Services: Mains water, electricity and drainage are connected to the property. Central heating and domestic hot water are supplied from an oil fired boiler.

Council Tax: TBC

Energy Performance Rating: TBC

Postcode: RG20 6QS

Local Authority: West Berkshire District Council
Telephone: 01635 42400

VIEWING

Strictly by appointment through Warmingham & Co.

DIRECTIONS

From our offices in the centre of Goring turn left and proceed down the High Street and over the river bridge continuing up to the top of Streatley High Street. At the traffic lights continue straight across on the B4009 Aldworth Road. In a further 2 1/2 miles after passing through Aldworth turn right for Compton by the Four Points Public House. On reaching Compton continue into the centre of the village and turn right into Horn Street just before The Foinavon Hotel. In a further 200 meters 7 Horn Street will be found on the left hand side.

DISCLAIMER

The agent has not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. If required, the client is advised to obtain verification. These particulars are issued on the understanding that all negotiations are conducted through Warmingham & Co. Whilst all due care is taken in the preparation of these particulars, no responsibility for their accuracy is accepted, nor do they form part of any offer or contract. Intending clients must satisfy themselves by inspection or otherwise as to their accuracy prior to signing a contract.



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