



1 YEW TREE COTTAGES

NEWBURY LANE ♦ COMPTON ♦ BERKSHIRE

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Goring on Thames (London/Paddington under the hour) 6 miles

♦ Didcot (London/Paddington under the hour) 8 miles ♦ Reading

14 miles (London/Paddington 27 minutes) ♦ M4 at Chieveley

(J13) 7 miles ♦ A34 at East Ilsley 2.5 miles ♦ Newbury 11 miles

♦ Abingdon 11 miles ♦ Oxford 17 miles

(Distances and times approximate)

In a private location, close to the centre of this popular Berkshire Downland Village surrounded by scenic undulating countryside designated an area of 'Outstanding Natural Beauty', and conveniently located for access to the A34, M4 and mainline stations at Didcot or Goring on Thames for London Paddington in under the hour.

A semi detached house originating from the late Victorian era, but benefitting from a sympathetic 2 storey extension offering 3 bedroom accommodation of good proportions set within a private garden with driveway and detached single garage.

♦ Entrance Hall

♦ Cloakroom

♦ Kitchen/Breakfast Room

♦ Utility Room

♦ Sitting Room with Log Burner

♦ Landing

♦ Main Bedroom with En-Suite Shower Room

♦ 2 further Double Bedrooms

♦ Family Bathroom

♦ Detached Garage

♦ Private Driveway

♦ Private Garden

♦ In All Approximately 1,496 Sq Ft



SITUATION

Compton is a quiet rural village set in a fold of the Berkshire Downs surrounded by beautiful undulating countryside designated an A.O.N.B., and conveniently situated between Newbury and Oxford with easy access to the fast A34 which links to the M4 and with a choice of mainline stations in the local area providing commuter services up to London Paddington in under the hour, the closest being at Goring on Thames.

The village has a long history with traces of Roman occupation and being mentioned in the Domesday Book of 1083 A.D. In recent years it has become a thriving village community still linked to Farming and the countryside and have a strong association with Horse Racing.

There is a beautiful flint walled Parish Church and in the village are many interesting period properties reflecting a rich architectural heritage. Local amenities include a Post Office/Stores, Barbers Shop, the Foinavon Public House & Hotel, Primary and Secondary Schools the latter being the highly regarded Downs School which boasts a Sixth Form. Just to the North of the village is the ancient Ridgeway Path which crosses the Downs eventually joining the Icknield Way on its journey to East Anglia.

PROPERTY DESCRIPTION

Occupying a secluded position tucked off the High Street close to the village centre, 1 Yew Tree Cottages is a semi detached home, benefitting from a two storey extension which has been completed sympathetically to its Victorian origins. Entrance is into a hallway with stair access and cloakroom. The sitting room features oak flooring and a lovely exposed brick fireplace with log burner. The kitchen breakfast room overlooks the garden and gives access to the utility room. There are French doors leading to the garden.

Upstairs there are 3 bedrooms, the main bedroom has an ensuite shower room and there is an additional family bathroom.

The property offers beautifully presented accommodation affording a flexible arrangement. Early viewing is advised.

OUTSIDE

The front door is approached via a pedestrian gate and leads round to the garden. The garden is mainly laid to lawn with a terrace area for outdoor seating. The garage can be accessed via a side door from the garden. There is an additional gate taking you to the front of the garage which has 2 side hung wooden doors. The private driveway leads back onto Newbury Lane.

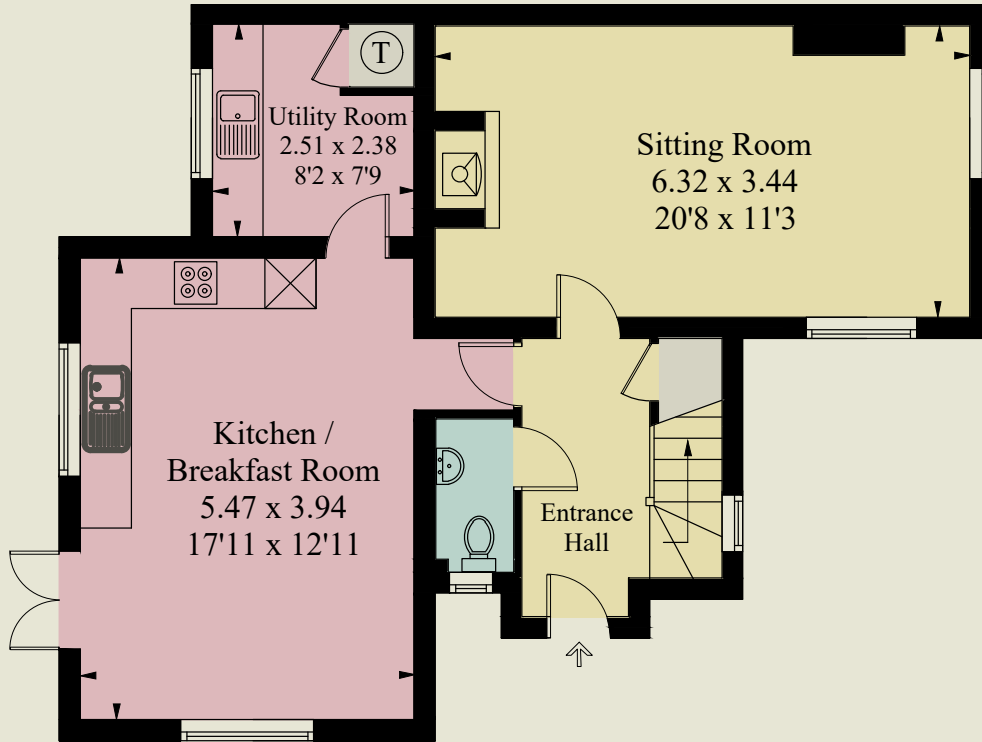


1 Yew Tree Cottage, Newbury Lane, Compton, Berkshire, RG20 6PA

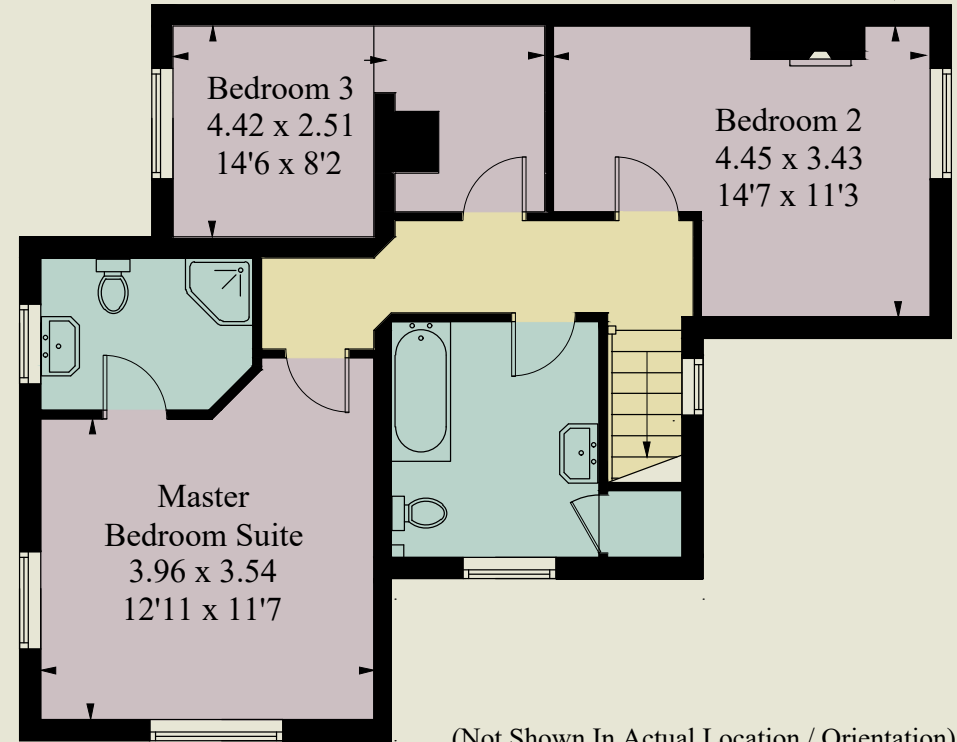
Approximate Gross Internal Area = 122 sq m / 1313 sq ft

Garage = 17 sq m / 182 sq ft

Total = 139 sq m / 1496 sq ft

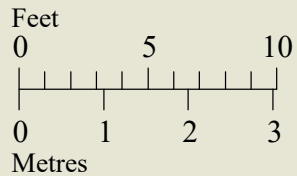
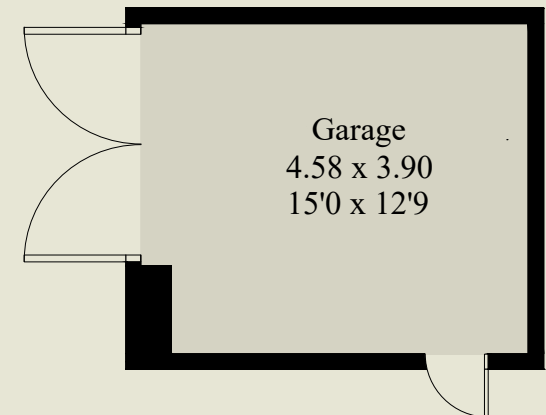


Ground Floor



First Floor

(Not Shown In Actual Location / Orientation)





GENERAL INFORMATION

Services: Mains water, electricity and drainage are connected to the property. Central heating and domestic hot water from oil fired wall boiler located in the garage. Secondary hot water supply from immersion heater.

Council Tax: D

Energy Performance Rating: TBC

Postcode: RG20 6PA

Local Authority: West Berkshire Council,
Council Offices, Market Street, Newbury, RG14 5LD
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 continue over the River bridge and up to the traffic lights at the top of Streatley High Street. Continue straight across onto the Aldworth Road and in a further 2¼ miles after passing on the further side of Aldworth turn right for Compton opposite the Four Points Public House. Follow this road for a further 2½ miles and on reaching Compton continue through the central part of the village and past the shops. Take the first turning onto Newbury Lane shortly after Westfields and the driveway of 1 Yew Tree will be found a short distance along on your 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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