



WOOD RUSH

NEWBURY LANE ♦ COMPTON ♦ BERKSHIRE



WOOD RUSH

NEWBURY LANE ♦ COMPTON ♦ BERKSHIRE

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)

On the edge 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.

An immaculately presented detached house offering 3 bedroom accommodation of good proportions set within private gardens to the side and back and benefiting from a driveway and attached garage.

- ♦ Entrance Lobby
- ♦ Hallway
- ♦ Utility Room with Cloakroom
- ♦ Kitchen Breakfast Room
- ♦ Sitting Room with Log Burner
- ♦ Conservatory

- ♦ Landing
- ♦ Main Bedroom with En-Suite Shower Room
- ♦ 2 further Double Bedrooms
- ♦ Family Bathroom

- ♦ Attached Garage

- ♦ Private Driveway

- ♦ Private Garden

- ♦ Accommodation of Approximately 1,364 sq ft plus Garage of 157 sq ft



SITUATION

Compton is a quiet rural village set in a fold of the Berkshire Downslands 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 Swan at Compton Public House, 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

Built in the 1980's of traditional design with red brick elevations and pitched tiled roof, Wood Rush is a beautifully presented detached property sitting within a good sized plot. Recent improvements including re-roofing and new fascias and soffets. Entrance is into a lobby area with further door leading into the hallway with staircase. At the far end is a utility room incorporating a cloakroom. The kitchen breakfast room is newly fitted just 2 years ago and has dual aspect.

The sitting room has a log burner and leads directly into the conservatory. The conservatory benefits from integrated blinds and has an air conditioner, providing cool air in the summer and heat in the winter allowing for use throughout the year. It has doors for direct garden access and offers a wonderful opportunity for "al fresco" dining. Upstairs the landing area has a large window overlooking the fields beyond. There is a loft with drop down ladder and it is fully boarded. The main bedroom has an ensuite shower room and there are 2 further double bedrooms and a separate family bathroom. Both ensuite and bathroom have power showers.

The single garage has a side door and an up and over front door. Previously, there was planning to extend above the garage which has since lapsed. However this could be reapplied for, if required.

With well appointed light and spacious accommodation an early viewing is advised.

OUTSIDE

There is a long gravelled driveway across the front which has off road parking for 3 cars. A hedged boundary separates the front garden and a low gate takes you through to the side garden.

A decked terrace coming off the conservatory offers a wonderful seating and outside dining opportunity and overlooks the remainder side garden which is mainly laid to lawn with bountiful borders and an "eating" apple tree. A path takes you round to the back of the house and low steps lead to the rear garden which has a lovely lawn and low shrubs within flowering borders. There is a greenhouse and large shed with power, which could provide an outside office room. A garden of 2 parts, you can follow the sun round during the day and enjoy the peace and quiet throughout.



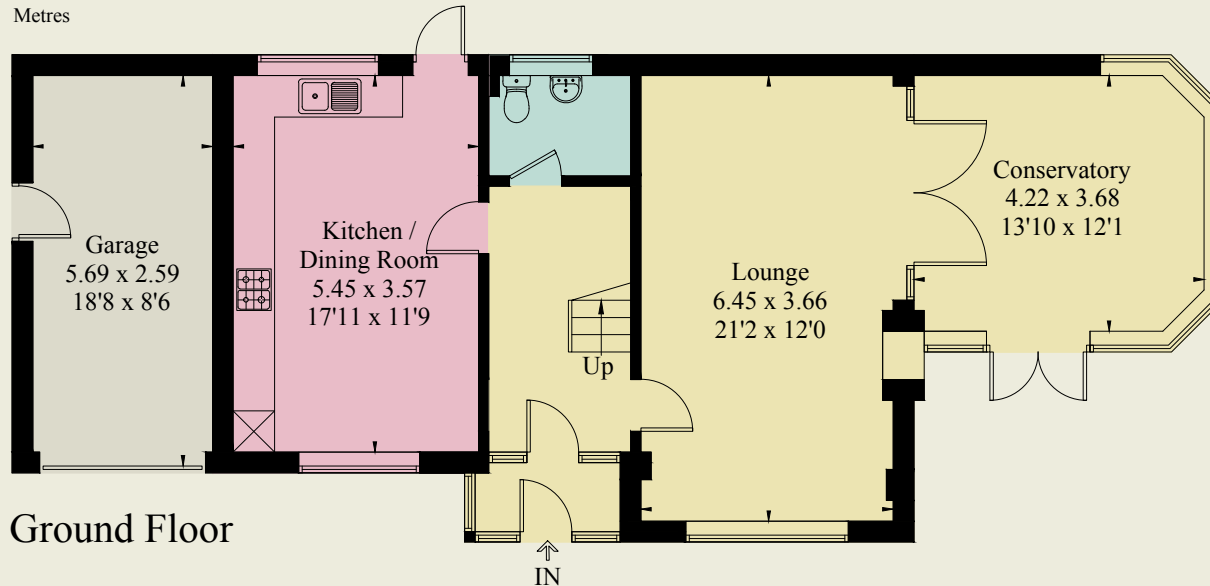
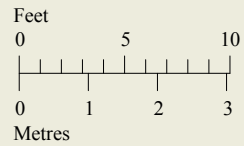
WOOD RUSH, NEWBURY LANE, COMPTON NEWBURY RG20 6PB

Approximate Floor Area = 126.7 sq m / 1364 sq ft

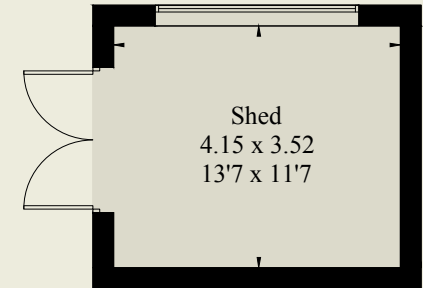
Garage = 14.6 sq m / 157 sq ft

Shed = 14.5 sq m / 156 sq ft

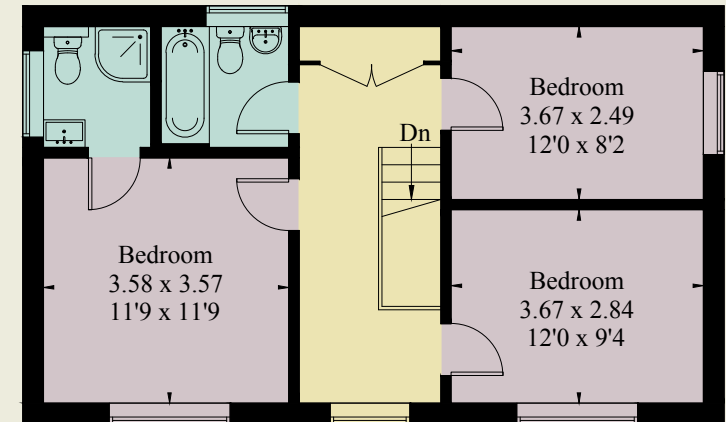
Total = 155.8 sq m / 1677 sq ft



Ground Floor



(Not Shown In Actual
Location / Orientation)



First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #69129



GENERAL INFORMATION

Services: Mains water, electricity and drainage are connected to the property. "Nest" controlled central heating and domestic hot water from oil fired wall boiler located in the garage.

Council Tax: E

Energy Performance Rating: D

Postcode: RG20 6PB

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 second turning onto Newbury Lane and follow the road almost to the top and Wood Rush 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.

Warmingham
www.warmingham.com

01491 874144

4/5 High Street, Goring-on Thames
Nr Reading RG8 9AT

E: sales@warmingham.com

www.warmingham.com

