



# BRAY COTTAGE

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 close to the central part of this popular Berkshire Downland village and surrounded by countryside designated an Area of Natural Beauty and located almost equidistant between Newbury and Oxford with easy access for the A 34 and M4. Approximately 5 miles from Goring & Streatley Station for trains to London.

A recently renovated 3/4 bedroom cottage, dating back to the late 1800's and offering well appointed accommodation with private garden and forecourt parking for 2 cars.

♦ Porch

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♦ Sitting Dining Room

♦ Family Room/Bedroom 4

♦ Kitchen

♦ Store Room

♦ Boot Room

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♦ Landing

♦ 3 Bedrooms

♦ Family Bathroom

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♦ South Facing garden

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♦ 2 Parking Spaces



## 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, Moultsford 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.

Approximately 5 miles from Goring & Streatley Station for trains to London. 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.

## PROPERTY DESCRIPTION

Bray Cottage is a semi detached cottage, traditionally built with red brick elevations under a tiled roof. Having been completely refurbished 9 years ago, including rewiring and replumbing, new UPVC windows and a new boiler, the property still offers an opportunity to extend by adding 2 storey's, subject to planning permission. Its original entrance is through the private garden into a porch, then door into the sitting/dining room. There is a fireplace in both the sitting room and family room/bedroom 4 and both rooms face the garden. The kitchen is fully fitted with shaker style units and wooden worktops. The inner lobby has an understairs store cupboard with window, currently being used as an office. The boot room is a generous size with door taking you out to the front forecourt and parking spaces. Upstairs there are 2 double bedrooms and 1 single bedroom. The bathroom has a bath with overhead shower. The property displays lovely original features, modernised for modern living.

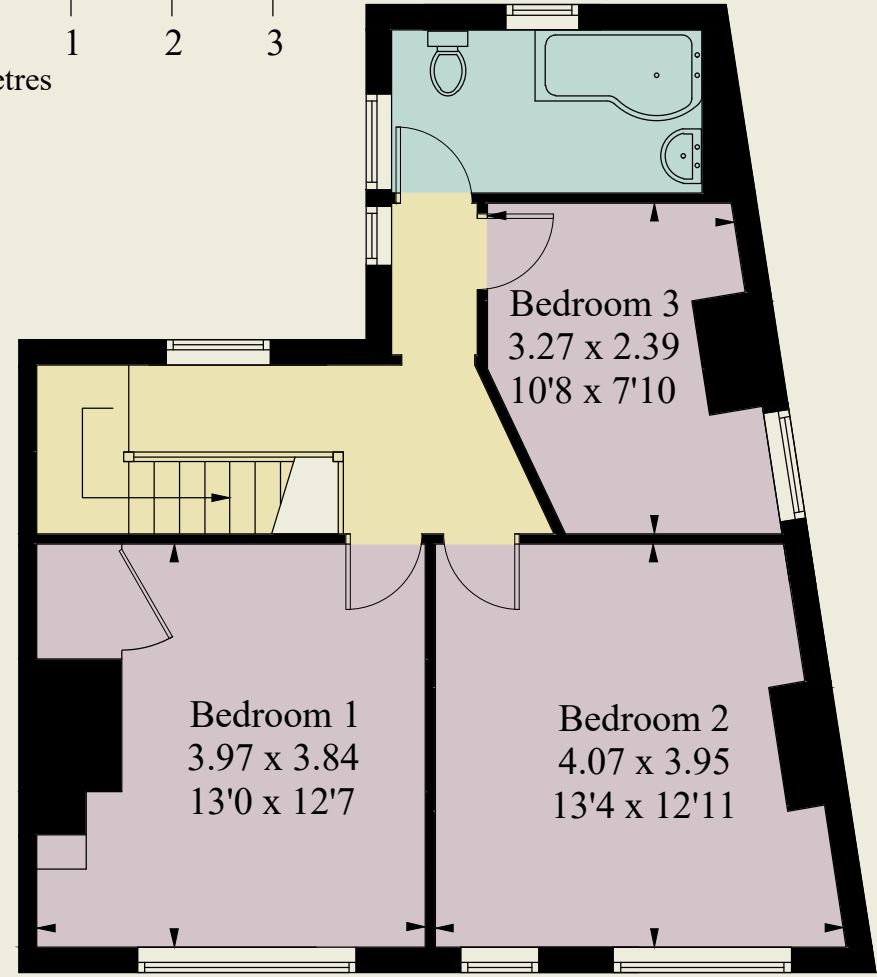
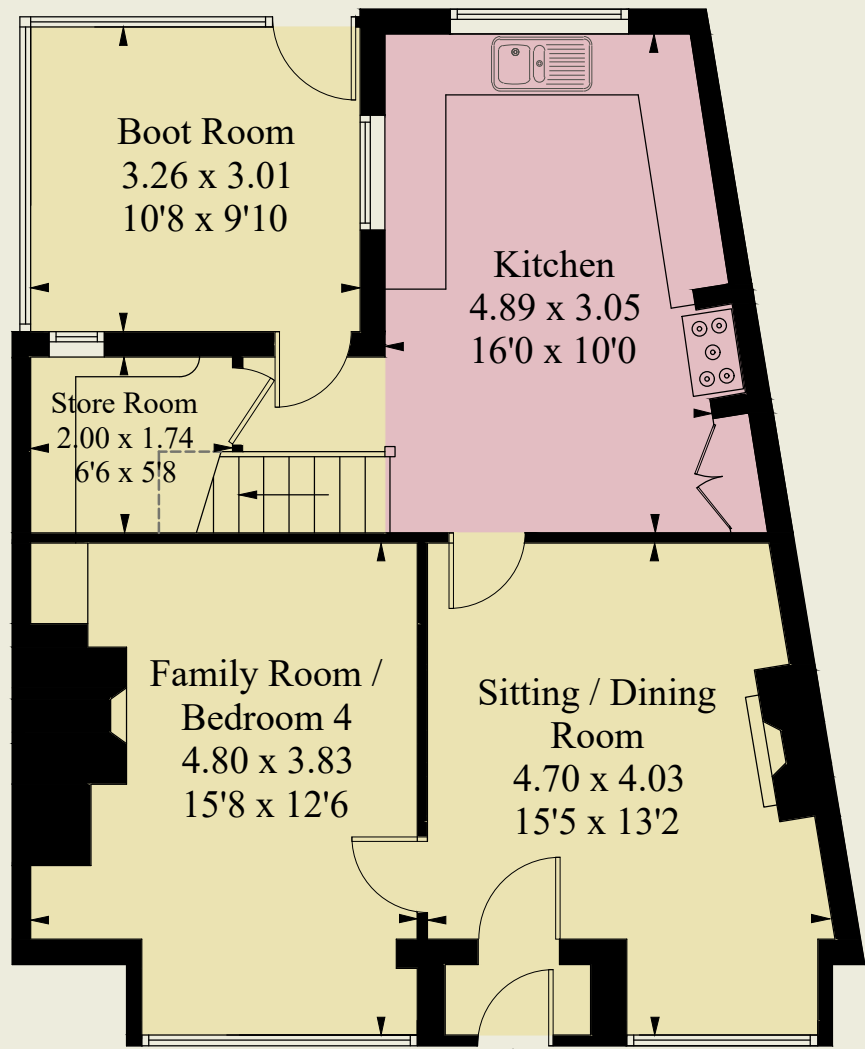
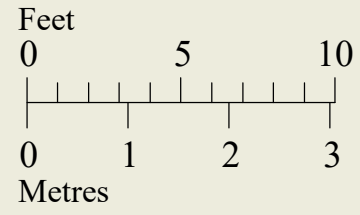
## OUTSIDE

The property is approached behind a pretty walled frontage into a shared forecourt with parking for 2 cars. Steps then lead to the boot room. The garden is found on the other side of the property, accessed from either the porch off the sitting room or through an original metal gate from the roadside. The garden is fully fenced and south facing. There is a terrace area, perfect for "al fresco" dining and the remainder garden is laid to lawn with planted borders, creating a wonderful cottage garden.



# Bray Cottage, Cheap Street, Compton, Berkshire, RG20 6QH

Approximate Gross Internal Area = 125 sq m / 1345 sq ft



Ground Floor

First Floor

CREATESPACE DESIGN ref 496

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 located at the front forecourt.

**Council Tax:** E

**Energy Performance Rating:** E / 52

**Postcode:** RG20 6QH

**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 ½ 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 past The Swan at Compton on your right. Take the next right onto Cheap Street and Bray Cottage will be found just after the road narrows 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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