



# MARLBOROUGH OAKS

HIGH STREET ♦ 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 in 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 detached 3 bedroom bungalow with approved planning permission to significantly increase the size of the property, set within a large plot and benefiting from a south facing rear garden.

♦ Front Garden

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♦ Reception Hall

♦ Kitchen

♦ Utility/Boot Room

♦ Sitting Room

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♦ 3 Double Bedrooms

♦ Family Bathroom with Bath and Separate Shower

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♦ South facing Gardens & Grounds

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♦ Rear access to Gravelled Driveway

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♦ In All Approximately 839 Sq Ft



## SITUATION

Compton is a quiet rural village set in a fold of the Berkshire Downlands 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 in the village centre, Marlborough Oaks is a detached bungalow in very good order, but having the benefit of approved planning permission to extend into the loft with rear dormer and single storey off the back. Originating from 1950's and with traditional design of brick elevations and tiled roof, the property is presented well, benefiting from recently fitted kitchen, bathroom and UPVC windows. Entrance is into an L-shaped hallway with hard flooring running through. The kitchen overlooks the front of the house and features high gloss units and door leading to the utility/boot room. The sitting room has French doors for direct garden access onto the decked terrace, perfect for enjoying an "al fresco" lifestyle. There are 3 double bedrooms and family bathroom with bath and separate shower. Half of the loft space is boarded for storage, with a conversion to the other half and a Velux window to allow for natural lighting.

West Berkshire Planning Approval Reference: 24/00380/HOUSE

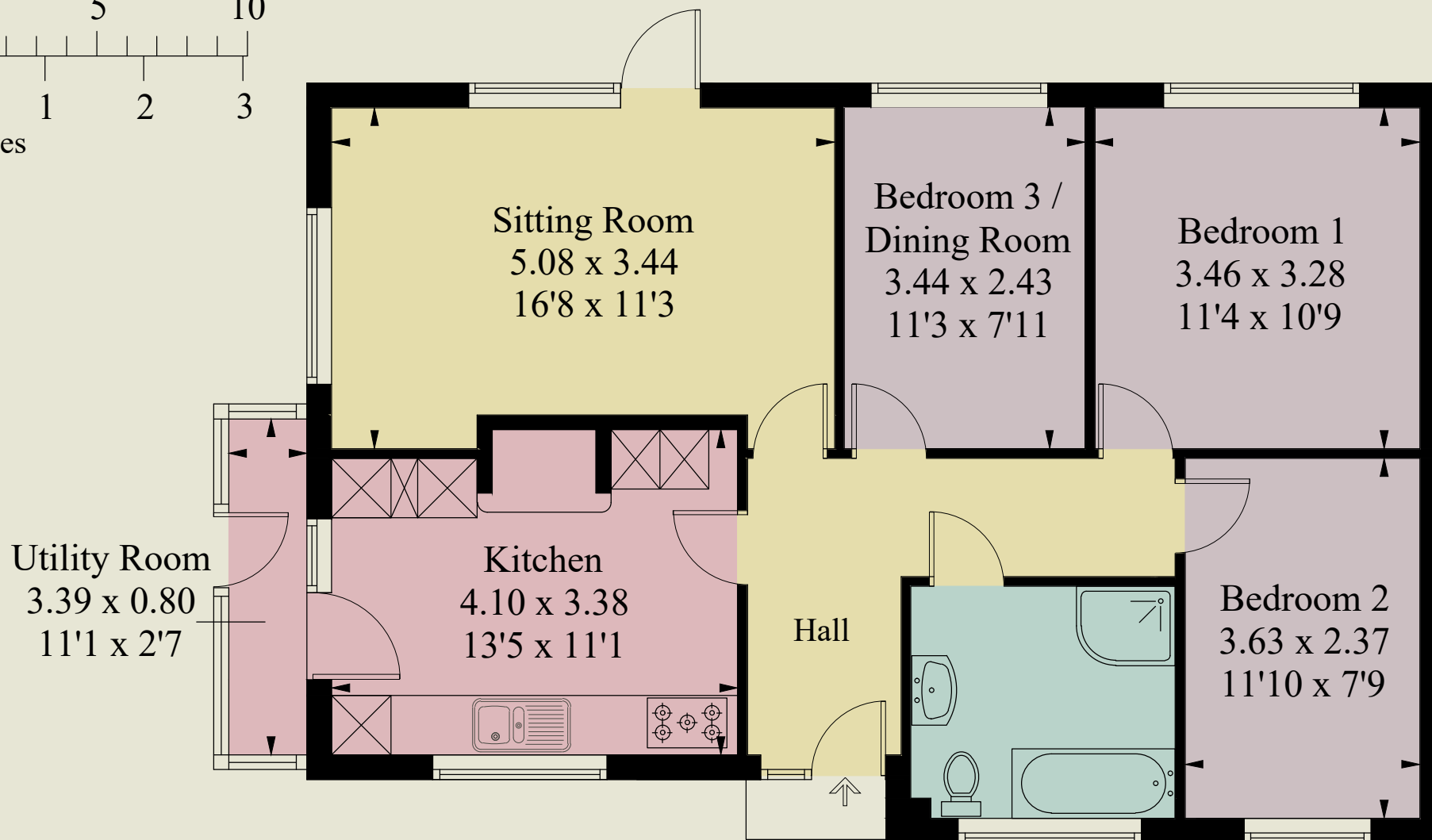
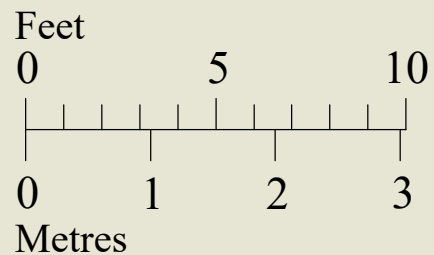
## OUTSIDE

Approached over a path and fronting onto the High Street, a low gate takes you into the property and front garden, featuring pretty borders and lawn. A side gate then leads down to the main garden at the back of the house. A gated decked terrace comes off the lounge overlooking the garden and enjoying a wonderful south facing aspect. Mainly laid to lawn, the garden has borders and shrubs and there is an additional decked terrace with pergola offering additional garden seating. A shed offers garden storage and the oil tank is enclosed behind discreet panelling. A gravelled area leads to the double gates opening up to allow private parking. The gardens are a lovely asset to the property and compliment it perfectly.



# Marlborough Oaks, High Street, Compton, Berkshire, RG20 6NL

Approximate Gross Internal Area = 78 sq m / 839 sq ft



CREATESPACE DESIGN ref 531

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 from oil fired wall boiler located in the kitchen. Secondary hot water supply from immersion heater.

**Council Tax:** D

**Energy Performance Rating:** F / 31

**Postcode:** RG20 6NL

**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 where in a further 300 yards or so Marlborough Oaks will be found on the left hand side opposite the wide splayed entrance into ARC Compton.

## 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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