



SPRINGFIELDS

WALLINGFORD ROAD ♦ 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)

Quietly settled in an elevated position within a pretty conservation area, between Newbury and Oxford in this popular village easily accessible for the fast A34 and M4, mainline railway station in Goring providing access to London Paddington in under the hour, and within close walking distance for the acclaimed Downs secondary school rated outstanding by Ofsted, highly revered village primary school, village shop and eatery.

A beautifully presented 4 bedroom detached house within a large plot and enjoying wonderful field views from the rear garden.

- ♦ Entrance Porch
- ♦ Entrance Hall
- ♦ Sitting Room with Wood Burner
- ♦ Dining Room
- ♦ Fitted Kitchen
- ♦ Utility Room
- ♦ Study
- ♦ Integral Double Garage

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- ♦ Galleried Landing
 - ♦ 4 Double Bedrooms
 - ♦ Family Bathroom

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- ♦ Driveway
 - ♦ Front Garden
 - ♦ Rear Garden with 2 Ponds, Summerhouse and Dining Terrace Under a Pergola

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- ♦ Approximately 1926 sq ft



SITUATION

The quiet, rural village of Compton is set in the folds of the rolling Berkshire Downlands, 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.

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

Springfields is a beautifully presented house, built in 1960's and upgraded by the current owners, including new windows and doors, oak panelled interior doors, built in wardrobes in 3 of the bedrooms, creating a separate study and the installation of an Air Source Heat Pump. Entrance is through an open tiled porch into the hallway with staircase and cloakroom. The sitting room has a wood burner and enjoys dual aspect and sliding doors allowing for direct access into the garden. On the other side of the hall is the dining room which leads directly into the fitted kitchen which is a Wren design with quartz worktops. There is a rear lobby which has an integral door into the double garage as well as door to the utility room and back door to the garden. The study is also accessed from the garden providing separation from the main house. Upstairs, there is a galleried landing and large window letting in much natural light. There are 4 double bedrooms, the main bedroom has wall to wall built in wardrobes and 2 other bedrooms also benefit from built in storage. The family bathroom has a bath and overhead shower.

OUTSIDE

The property is approached off a quiet road and sweeping driveway leads up to the house. There is parking for several cars as well the double garage. There is a large lawned area to the front of the property. A gate to the right hand side takes you through to the rear garden. The gardens truly compliment the property and offer a wonderful private statuary with field views across. The garden itself has many specimen trees providing a lovely backdrop and there are several terraces, one under a pergola and another in the middle of the garden which allow for an "al fresco" lifestyle. A rockery surrounds one of the 2 ponds and there is a little bridge taking you across. There is a summerhouse to the far boundary where you can sit and watch the peaceful scenery.

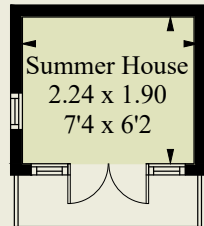


Springfields, Wallingford Road, Compton, Berkshire, RG20 6PT

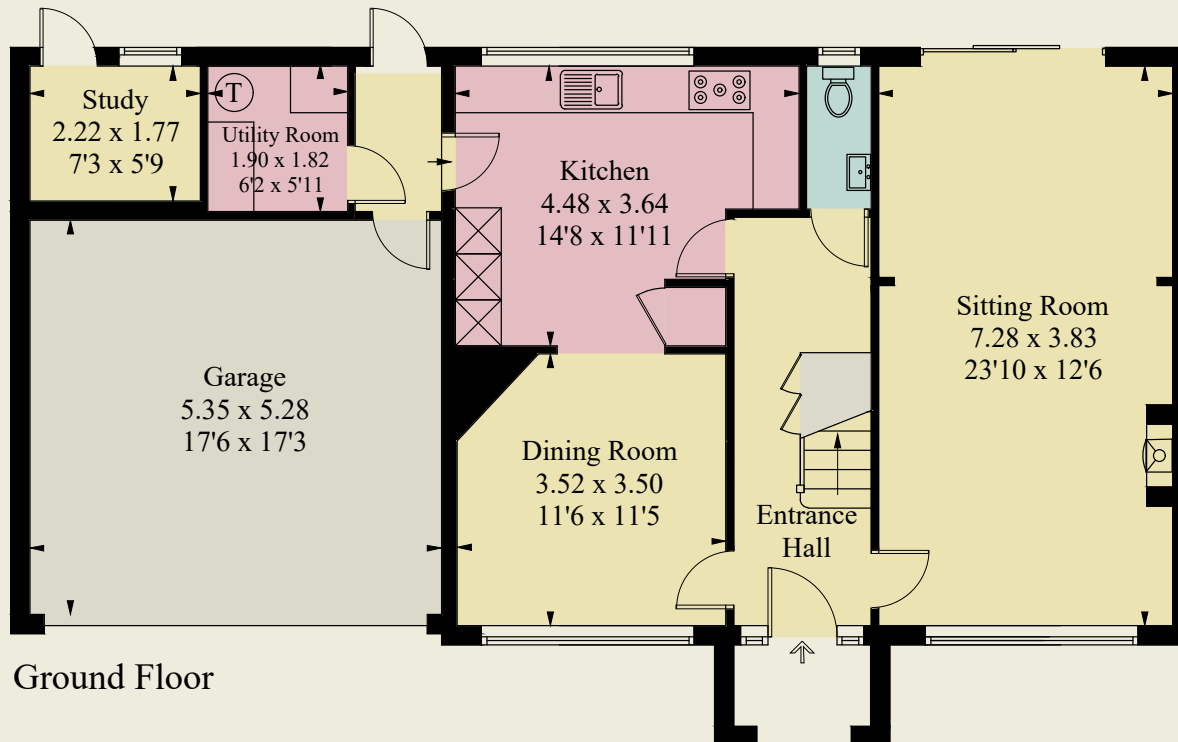
Approximate Gross Internal Area (including Garage) = 175 sq m / 1883 sq ft

Summer House = 4 sq m / 43 sq ft

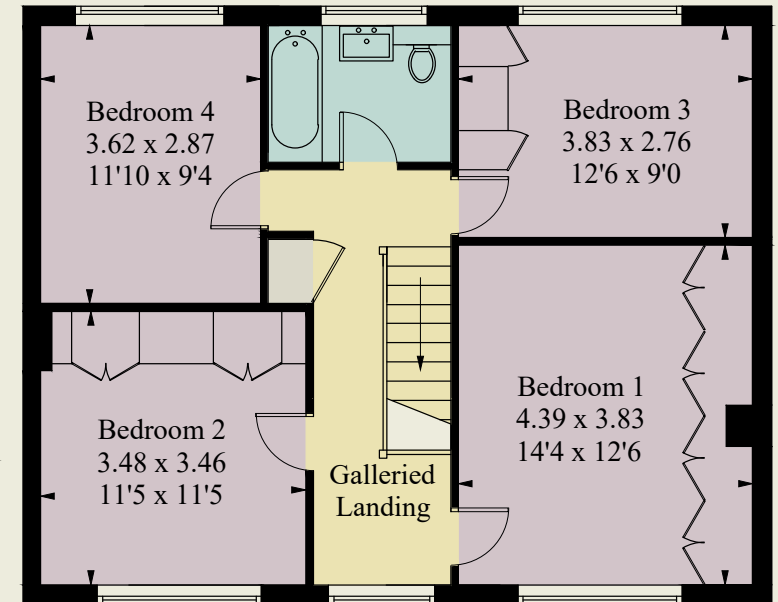
Total = 179 sq m / 1926 sq ft



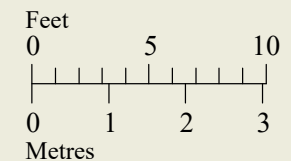
(Not Shown In Actual
Location / Orientation)



Ground Floor



First Floor



CREATESPACE DESIGN ref 552

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



GENERAL INFORMATION

Services: Mains water and electricity are connected. Heating and Hot water from Air Source Heat Pump.

Council Tax: E

Energy Performance Rating: 79 C

Postcode: RG20 6PT

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 turn right into Horn Street just before The Compton Swan Hotel. Carry on past the pond and bare right onto Wallingford Rd. Springfields is the first house on the left.

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

