



1 SHEPHERDS MOUNT

COMPTON ♦ BERKSHIRE

Warmingham
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1 SHEPHERDS MOUNT

COMPTON ♦ BERKSHIRE

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 within the scenic landscape of the rolling Berkshire Downlands between Newbury and Oxford in a popular village easily accessible for the fast A34 and M4 and within walking distance for the acclaimed Downs Secondary School and highly revered village Primary School, village shop and eatery, and mainline railway station in Goring-on-Thames providing access to London Paddington in under the hour.

A detached 3 bedroom bungalow affording spacious and flexibly arranged accommodation within a good sized plot of 0.125 of an acre enjoying a South Westerly aspect, with scope to further improve subject to planning permission.

♦ Spacious Shared Driveway

♦ Entrance Hall

♦ Boot Room/Utility Area

♦ Kitchen

♦ Dining Room

♦ Sitting Room

♦ 3 Double Bedrooms

♦ Family Bathroom

♦ Part Garage

♦ Extending To 1,173 Sq Ft

♦ Attractive & Mature Gardens & Grounds Extending To
Approximately 0.125 Of An Acre



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 completed electrification of the line has significantly improved travelling times to East and West destinations.

PROPERTY DESCRIPTION

Situated in an advantageous position and set well back from this quiet road, 1 Shepherds Mount is a spacious detached bungalow originally dating from the 1960's. Situated privately within mature gardens and grounds of approximately 0.125 of an acre. Entrance is into a hall which extends to a boot room/utility area at the rear. The spacious sitting room overlooks the mature frontage through large windows and there is a fireplace. Also overlooking the front is the kitchen featuring shaker style units and pantry. The dining room has sliding doors, providing a garden view and allowing for direct access onto the terrace and offering a wonderful opportunity for "al fresco" dining and entertaining. The property has 3 double bedrooms, 2 having built in wall-to-wall wardrobes and there is a family bathroom with bath and overhead shower. The property has a large loft, 2/3 boarded and with the added benefit of offering scope to extend, subject to planning permission, an early viewing is advised.

OUTSIDE

The property is approached over a shared hardstanding driveway affording off road parking for 3 cars and leading to the attached garage. The garage was converted, but retains space for storage. Flanking the driveway is a sizable front garden, laid to lawn with mature planting and hedging. A side gate leads to the south west facing rear garden and the terrace. With fenced boundaries and borders filled with plants and shrubs, the mainly lawned garden is very mature and offers a private sanctuary to sit and enjoy. Additionally there are 2 sheds tucked away on the side providing garden storage.

In all the delightfully mature gardens and grounds extend to approximately 0.125 of an acre.

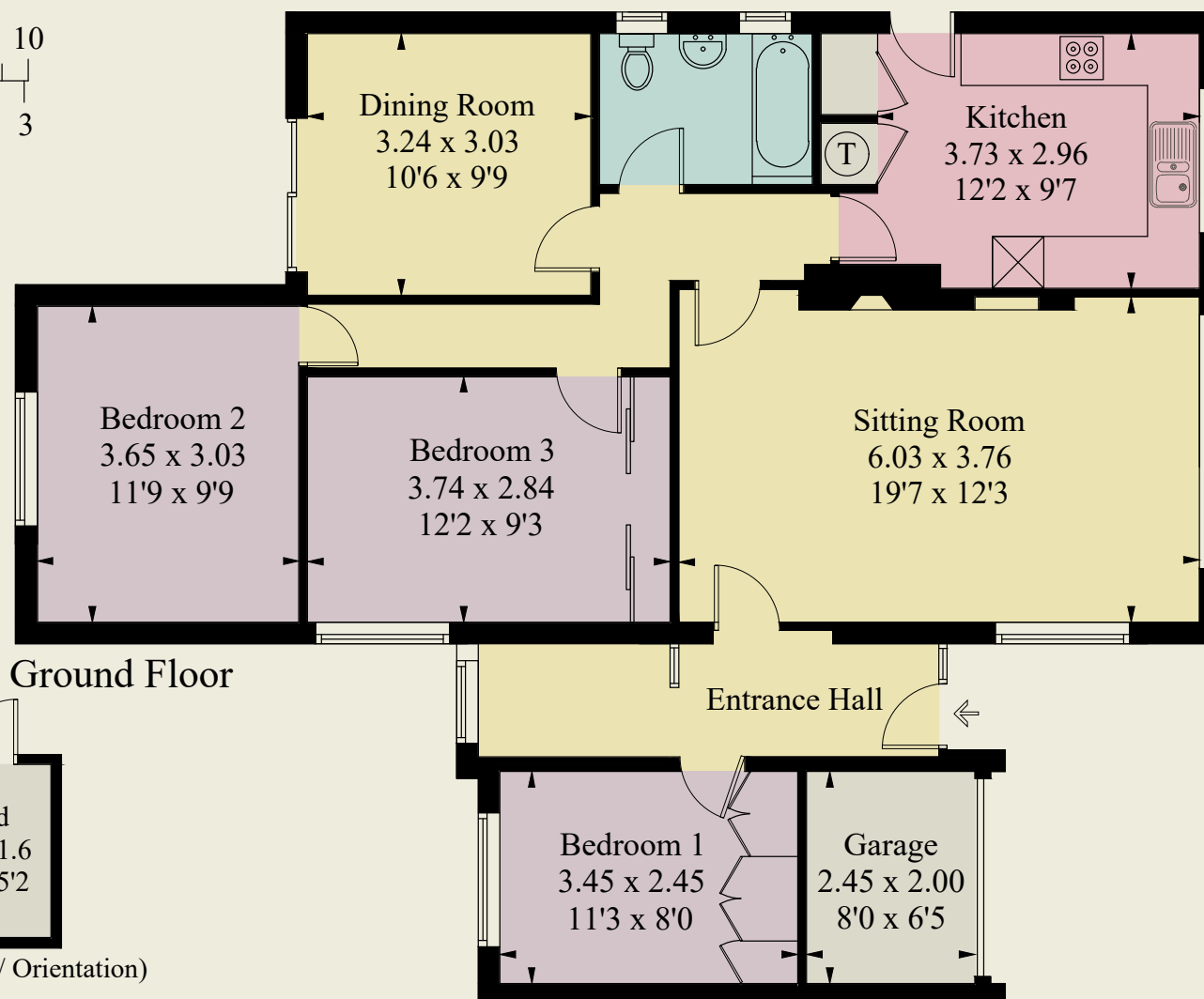
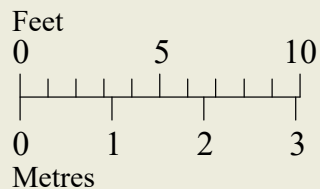


1 Shepherds Mount, Compton, Berkshire, RG20 6QY

Approximate Gross Internal Area (including Garage) = 104 sq m / 1119 sq ft

Sheds = 5 sq m / 53 sq ft

Total = 109 sq m / 1173 sq ft



(Not Shown In Actual Location / Orientation)

CREATESPACE DESIGN ref 595

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



GENERAL INFORMATION

Services: Mains electricity, water, and drainage are connected to the property. Central heating and domestic hot water from oil fired boiler located outside.

Council Tax: D

Energy Performance Rating: E / 51

Postcode: RG20 6QY

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 crossing over the river bridge and on reaching the top of the High Street continue straight across onto the Aldworth Road. Continue up to the top of the hill past the Golf Course and on the further side of the village of Aldworth turn right for Compton opposite the thatched Four Points Public House. On reaching Compton proceed down the hill into the village and turn left into Burrell Road opposite the Primary School and next left is Shepherds Mount with 1 being the first house.

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.



01491 874144

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

E: sales@warmingham.com

www.warmingham.com

