



ALBERT 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 lovely presented 2 bedroom cottage, dating back to the early 1900's and offering well appointed accommodation with courtyard terrace.

- ♦ Kitchen Breakfast Room
- ♦ Living Room with Log Burner

- ♦ Landing
- ♦ 2 Double Bedrooms
- ♦ Family Bathroom with Bath & Overhead Shower

- ♦ Courtyard Terrace

- ♦ In All Extending to 570 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.

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

Albert Cottage is a lovely presented semi detached cottage, having been refurbished to include UPVC windows and doors, installation of a log burner, new decorating and recarpeting. Entrance is into the kitchen with wooden fitted units and a breakfast bar. The sitting room provides good space, with a cupboard under the stairs and French doors at the end, giving access to the Courtyard. There is an exposed brick fireplace with a log burner. Upstairs, the main bedroom is on the back of the cottage with 2 large velux windows with integrated blinds providing much natural light. There are fitted wardrobes inset into the wall. The family bathroom has a bath and overhead shower and the second bedroom overlooks the front of the property.

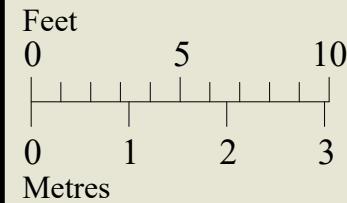
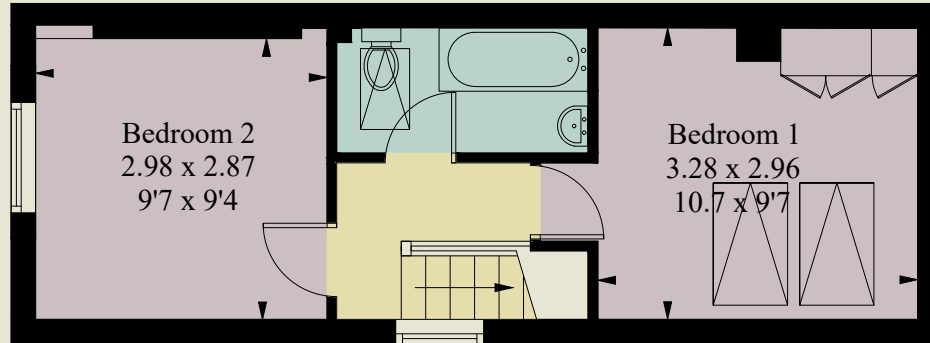
OUTSIDE

The property is approached off Cheap Street with a shared access to the right taking you down to the gate on the side leading into the Courtyard. There is a covered area for log storage and the terrace allows for "al fresco" seating.

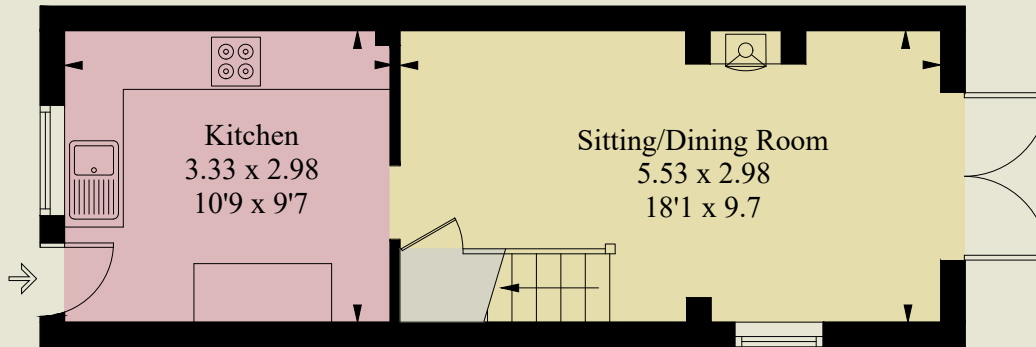


Albert Cottage, Cheap Street, Compton, Berkshire, RG20 6NH

Approximate Gross Internal Area = 53 sq m / 570 sq ft



First Floor



Ground Floor

CREATESPACE DESIGN ref 627

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 LPG gas boiler located in the downstairs cupboard.

Council Tax: C

Energy Performance Rating: D / 67

Postcode: RG20 6NH

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 Albert Cottage will be found on the right hand side with public parking opposite.

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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