



RAILWAY COTTAGE

COMPTON ♦ BERKSHIRE

RAILWAY COTTAGE

COMPTON ♦ BERKSHIRE

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)

Situated between Newbury and Oxford on the edge of popular Berkshire Downland village with excellent road and rail links.

A former railway cottage offering 2 bedroom accommodation with scope to refurbish and renovate with detached garage and lovely south east facing garden.

♦ Stunning location in superb countryside

♦ Excellent road and rail communications

♦ 2 Reception Rooms

♦ 2 Bedrooms

♦ Bathroom

♦ Utility Room

♦ Detached Garage

♦ South East Facing Garden

♦ Approximately 1,054 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 Compton Swan 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.

Occupying a superb setting with gorgeous surrounding and unspoilt countryside, the property enjoys a rural position close to The Ridgeway for stunning walks and affording far reaching rural views amongst fields of barley.

PROPERTY DESCRIPTION

Thought to date back 200 years, Railway Cottage is the end of a terrace of 3 cottages traditionally built with red brick elevations and clay tile roof. In recent years, the property has benefitted from new UPVC windows and refurbished kitchen. Entrance is into the utility room then into the kitchen breakfast room with staircase off. The sitting room is at the front of the property and it has a fireplace with alcove and cupboard either side. The bathroom is downstairs and has a bath with overhead shower.

Upstairs there are 2 double bedrooms, both with built in wardrobes. The property offers scope to refurbish further.

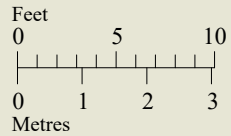
OUTSIDE

The garden to the property is found at the front. A low fence with mature hedging offers privacy to the boundary. Mainly laid to lawn, the garden has border planting and a mature tree and shrubs. At the back of the property is the detached garage.

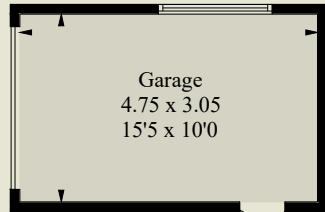


Railway Cottage, Coombe Road, Compton, Berkshire, RG20 6RQ

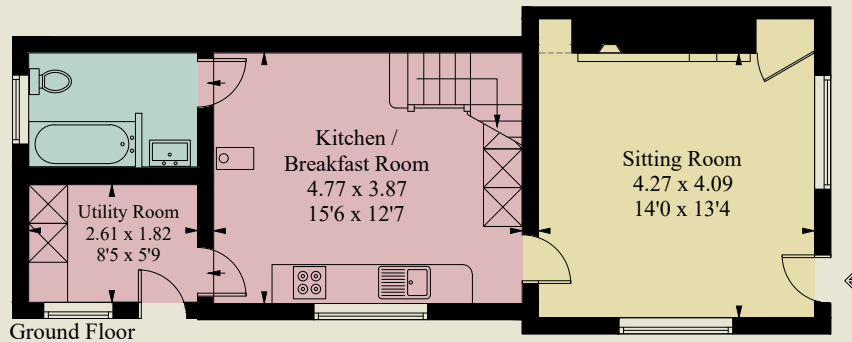
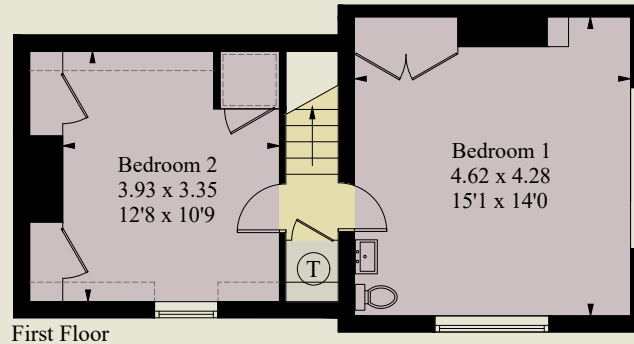
Approximate Gross Internal Area = 82 sq m / 882 sq ft
 Limited Use Area = 3 sq m / 32 sq ft Garage = 13 sq m / 139 sq ft
 Total = 98 sq m / 1054 sq ft



= Limited Use Area



(Not Shown In Actual
Location / Orientation)



CREATESPACE DESIGN ref 631

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

GENERAL INFORMATION

Services: Mains water and electricity are connected. Drainage via a Septic Tank. Oil central heating and hot water.

Council Tac: D

Energy Performance Rating: E / 46

Postcode: RG20 6RQ

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 across the river bridge and up to the top of Streatley High Street where at the traffic light continue straight ahead onto the B4009 road to Newbury. Continue up the hill and in a further 2 miles, after passing through the village of Aldworth, turn right opposite the thatched Four Points public house signposted for Compton. Follow this road for a further 2 miles and on proceeding down the hill into the village of Compton turn left at the small crossroads before reaching the village into Coombe Road. Continue for about ¾ mile and the road bends to the right. You will see a red post box and Railway Cottage is the house behind it on the right 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.



Warmingham
www.warmingham.com

01491 874144

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

E: sales@warmingham.com

www.warmingham.com