



14 MEADOW CLOSE

COMPTON ♦ BERKSHIRE

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Walking distance of “Downs” School ♦ East Ilsley and A34 - 2 miles

♦ Reading - 14 miles ♦ Newbury - 11 miles ♦ Oxford - 18 miles

♦ M4 at Chieveley (J13) - 7 miles ♦ Goring on Thames - 6 miles ♦

Didcot - 8 miles (Distances approximate)

Within a popular cul de sac in this beautiful Downland village close to all the village amenities, including local shops and both primary and secondary schools.

A 3 bedroom detached house with attached garage and private rear lawned garden.

♦ Entrance Lobby

♦ Cloakroom

♦ Living Room with Gas Fire

♦ Dining Room

♦ Fitted Kitchen

♦ Conservatory

♦ Landing with Airing Cupboard

♦ 3 Bedrooms

♦ Family Bathroom with Bath and Overhead Shower

♦ Driveway

♦ Brick built Garage

♦ Rear Patio & Garden

♦ In All Extending To 1,065 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 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

Built in 1980's with red brick elevations under a tiled roof, 14 Meadow Close is a pretty detached house found at the end of the cul de sac. Entrance is into a lobby area with cloakroom. A door then opens out into the living room with stair access and gas fire. The room then naturally leads into the dining room which has sliding door taking you into the Conservatory offering further living space looking out across the garden. The kitchen is fully fitted with white gloss units and wooden worktops. Upstairs, the landing area has an airing cupboard and loft access with the loft being half boarded. The bathroom is a white suite with bath and overhead shower. There are 2 double bedrooms and 1 single bedroom and the property benefits from UPVC primary double glazing throughout.

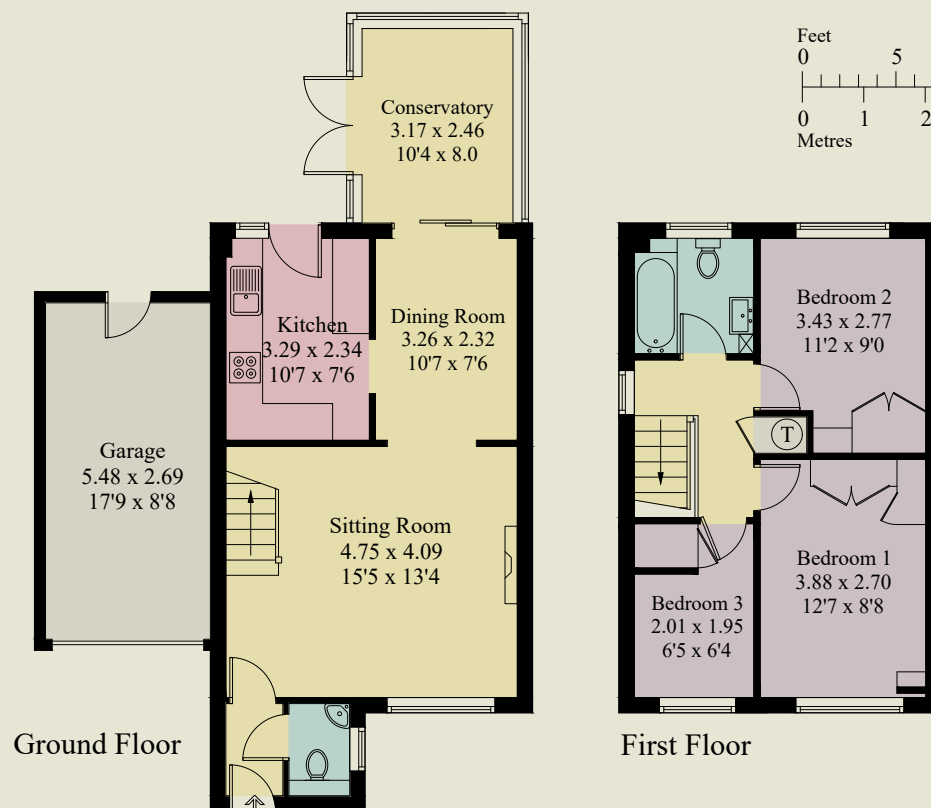
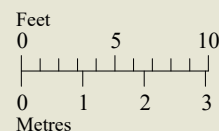
OUTSIDE

The front of the property has a gravelled area with planting in the middle. There is a driveway leading up to the garage which has an up and over door. The garage has a pitched roof with storage above and a rear door going through to the garden. The garden is fully fenced with patio area, perfect for "al fresco" dining. The remainder garden is lawned and there is a shed for storage. There is a side gate allowing for access back to the front of the property.



14 Meadow Close, Compton, Berkshire, RG20 6QQ

Approximate Gross Internal Floor Area (including Garage) = 99 sq m / 1065 sq ft



CREATESPACE DESIGN ref 655

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

GENERAL INFORMATION

Services: Mains water, electricity and drainage are connected. Central heating from electric Dimplex heaters.

Council Tax: D

Energy Performance Rating: D / 61

Postcode: RG20 6QQ

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 bear left and proceed down the High Street and then over the River Bridge up to the top of Sreatley High Street. At the traffic lights continue straight over onto the B4009 Aldworth Road and up the hill. In a further 2.5 miles turn right for Compton opposite the Four Points Public House. On reaching Compton turn right into Horn Street just before the Swan Hotel. At the top of the road by the Pond bear round to the left into Hockham Road. Meadow Close will then be found off on the left hand side. Drive through and bare left at the bottom and 14 will be found in the left hand corner.

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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