

# HILLIER & WILSON



*SPERANZA, Downs Road, Compton, RG20 6RE*



## Downs Road, Compton

A beautifully presented four/five bedroom detached bungalow located in one of the most favoured villages north of Newbury. The property boasts spacious accommodation measuring 2,159 sq.ft in size and sits on a plot measuring 0.4 acres, whilst other benefits include oil fired central heating, uPVC double glazing, double garage and off road parking. The accommodation comprises entrance hall, sitting room, dining/sun room, kitchen/breakfast room, bath/shower room, four double bedrooms, a further bedroom/study and a shower room. Externally there is a stunning westerly facing rear garden with elevated views over neighbouring fields; the garden is mainly laid to lawn with a mature hedge border and a patio area. To the front of the property there is ample off road parking via driveway. Compton is a village situated in an Area of Outstanding Natural Beauty, with excellent road links to nearby Reading and Newbury. The village has a Parish Church, general store, doctor's surgery and is within the catchment area of the reputable and highly regarded Downs secondary school. There is very easy access to the A4, A34 and M4 at Junction 13.







- FOUR/FIVE BEDROOM DETACHED BUNGALOW
- SOUGHT AFTER VILLAGE NORTH OF NEWBURY
  - SPACIOUS ACCOMODATION MEASURING 2159 SQ.FT IN SIZE
    - ELEVATED VIEWS OVER NEIGHBOURING FIELDS
- PLOT MEASURING 0.4 ACRES IN SIZE
  - DOWNS SCHOOL CATCHMENT AREA

Services:

Mains services are connected (except gas)

EPC: Rating E

Full results can be sent on request

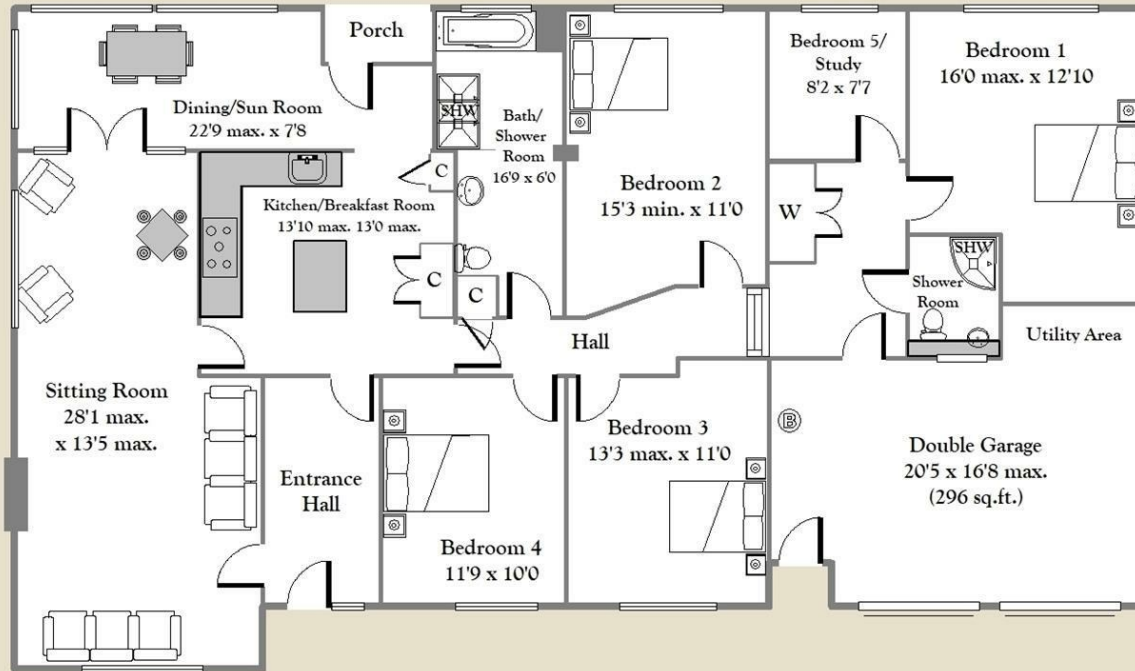
Council Tax:

Band F





# Downs Close, Compton



APPROX GROSS INTERNAL FLOOR AREA 2159 sq.ft. (200 sq.m) (Including Garage) - For identification only - Not to scale  
Hillier & Wilson LTD



Hillier & Wilson wish to inform prospective purchasers that we have listed the details of this property as a general guide and in good faith. We have not carried out a detailed survey nor tested the services, appliances or specific fittings. Any reference to alterations does not mean that any planning permission, building regulation or other consent has been obtained. Investigations must be made by buyer's solicitor. Room sizes should not be relied upon for carpets and furnishings. Fixtures & fittings are excluded from the property unless stated in the sales particulars.

HILLIER & WILSON

HILLIER & WILSON

Bartholomew House  
64 Bartholomew Street  
Newbury  
Berkshire  
RG14 7BE