



THE PROPERTY
EXPLORER



Coombe House Coombe Road, Compton, Newbury, RG20 6RQ
£2,100,000 Freehold





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Coombe House is located in an area of outstanding natural beauty within the village of Compton approximately 9 miles from the Berkshire town of Newbury and 9 miles from Didcot. Junction 13 of the M4 motorway lies approximately 6 miles to the south. Train services to Paddington are around 40 minutes from Didcot and 1 hour from Newbury. The property is within easy reach of extremely desirable schools such as The Downs School in Compton, Horris Hill, St Gabriels School at Newbury, The Manor Prep School, St Andrews and Pangbourne college, to mention a few. Goring and Streatley golf club is a short drive away and countryside walks include The Ancient Ridgway/Old Roman Road.

The property itself enjoys a private 0.9 acre plot with a further 1.18 acre fenced paddock, large log store and shed, its elevated position within the mature private garden maximises the view of the paddock and stunning countryside. Notable extras are; Gigaclear high speed broadband, Electric car charging point, water softener and alarm.

The Village of Compton has a doctors surgery, pharmacy, post office, village store, barbers, hairdressers, local pub (Swan) and a bus service to Newbury.



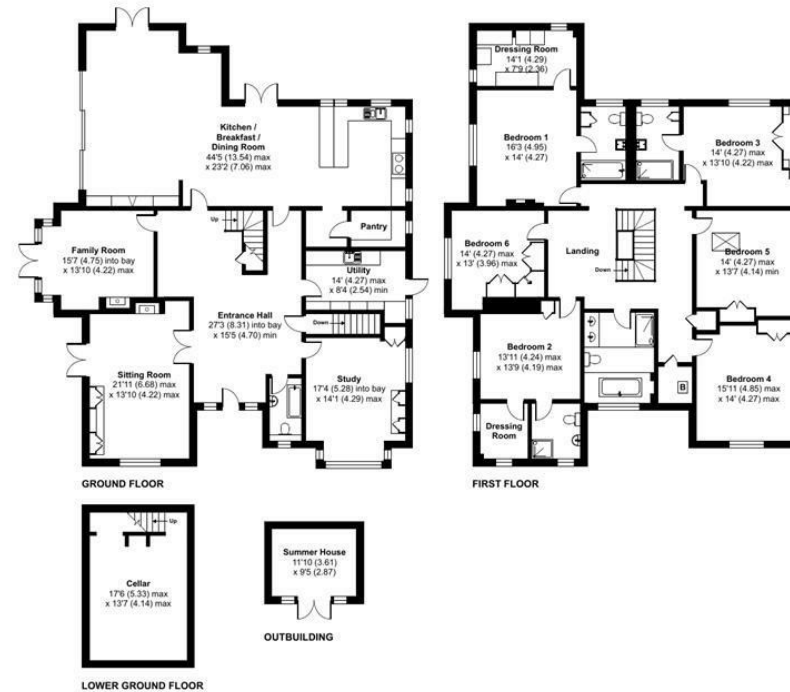
Coombe Road, Newbury, RG20

Approximate Area = 4845 sq ft / 450.1 sq m

Summer House = 112 sq ft / 10.4 sq m

Total = 4957 sq ft / 460.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Property Explorer. REF: 1095561

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