



2 COMPTON MANOR

COMPTON ♦ BERKSHIRE



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Oxford 16 miles ♦ Reading 12 miles ♦ Newbury 10 miles ♦
Abingdon 10 miles ♦ Didcot 9 miles ♦ Goring-on-Thames 6 miles
♦ A34 at East Ilsley 2.5 miles ♦ M4 at J13 6 miles, at J12 10 miles
(Distances approximate)

In scenic Downland countryside between Newbury and Oxford easily accessible for A34, M4 and trains to London, an attractive 2 bedroom period property in a converted Grade II listed former Manor House situated within communal walled gardens in the heart of this popular village.

- ♦ Entrance Lobby
 - ♦ Sitting Room with Wood Burner
 - ♦ Kitchen / Breakfast Room
 - ♦ Cloakroom
-
- ♦ Master Bedroom with En-Suite Shower Room and Walk In Wardrobe
 - ♦ 2nd Bedroom
 - ♦ Family Bathroom
-
- ♦ Communal South facing walled Gardens
 - ♦ Garage In Separate Block
 - ♦ Private Parking



SITUATION

Compton is a quiet rural village set in a fold of the Berkshire Downs 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 or Didcot.

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 Swan Public House, highly regarded Primary and Secondary Schools, the latter being the 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.

PROPERTY DESCRIPTION

Compton Manor is an impressive period property centrally located in the village set within walled gardens and grounds. Dating from the 16th Century and listed Grade II as being of significant historical interest, this imposing building has a multi gabled roof and tall chimneys together with an atmospheric beamed interior. In the late 1980's Compton Manor was converted into 6 apartments each of differing size, proportions and arrangement. 2 Compton Manor has a traditional 'Cottage' appearance with beamed rooms, arranged over two floors. Entrance is into a lobby area, then door leading into the sitting room.



With beamed detail, the sitting room is very spacious and has a wood burner. In inner lobby there is a cloakroom and then a door takes you into the kitchen breakfast room. The kitchen is fitted with painted units and it has a breakfast bar naturally separating it from the dining area. There are French doors going out to the rear courtyard.

Upstairs, the main bedroom has an ensuite with large shower. There is a walk in wardrobe and to the right is an airing cupboard. There is a second double bedroom and family bathroom with bath and overhead shower.

OUTSIDE

Compton Manor stands in attractive private gardens with a long high brick walled frontage to the High Street. A wide arched decorative wrought iron pedestrian gate provides direct access into the High Street itself. The communal Gardens at the front are prettily laid out with planted beds around a main lawn all enjoying a sheltered southerly aspect. At the rear is a private, walled Courtyard area with communal washing line.

Further along the High Street by the Doctors Surgery is a drive leading to the private parking and garaging for Compton Manor. There are additional parking bays adjacent to the garages for residents/guests only.

TENURE

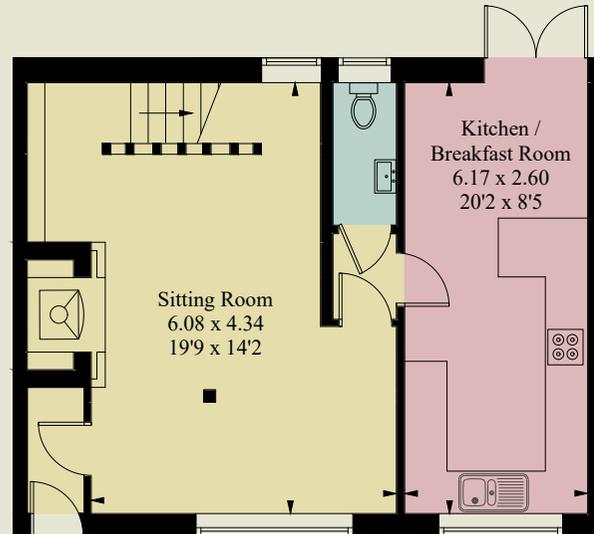
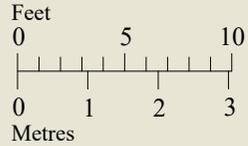
The Apartment benefits from 1/6th share of the Freehold and a 999 year lease originating in 2016.

Currently each Leaseholder pays a management fee of £200 per month which includes Building Insurance, exterior upkeep of the building (excluding windows), gardening, annual sweeping of chimneys and a contribution to the sinking fund for periodic external redecoration and maintenance works.

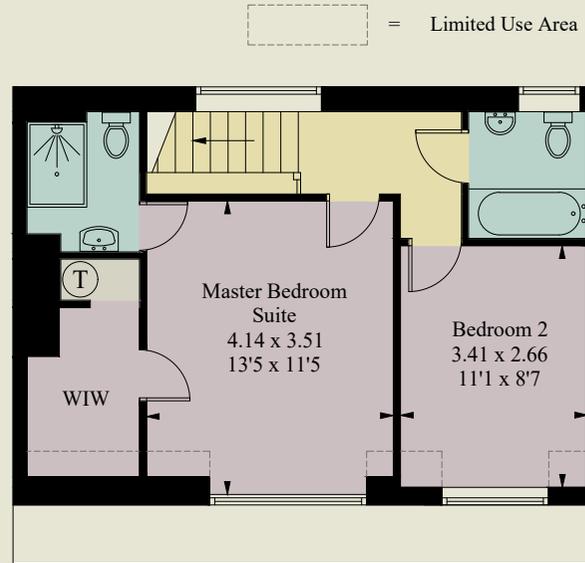


2 Compton Manor, High Street, Compton, Berkshire, RG20 6NJ

Approximate Gross Internal Area = 88 sq m / 947 sq ft
Limited Use Area = 2 sq m / 21 sq ft
Total = 90 sq m / 968 sq ft



Ground Floor



First Floor

CREATESPACE DESIGN ref 628

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. Heating is provided by electric radiators, and hot water by immersion heater.

Council Tax: D

Energy Performance Rating: Exempt

Postcode: RG20 6NJ

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 crossing over the River bridge and up to the top of Streatley High Street. At the traffic lights continue straight over on the B4009 road to Newbury. After passing through the village of Aldworth turn right opposite the thatched Four Points Public House towards Compton. On reaching the village continue through the centre and the entrance drive to Compton Manor will be found on the right hand side by the Doctors Surgery.

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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