



1 WARNHAM COTTAGES

COMPTON ♦ BERKSHIRE

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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)

Offering outstanding views, within this popular Berkshire Downland Village in an area designated 'Outstanding Natural Beauty', and conveniently located for access to the A34, M4 and mainline stations at Didcot or Goring on Thames for London Paddington in under the hour.

A well presented 3 bedroom semi detached house with lovely gardens overlooking fields and offering potential to extend, subject to planning permission.

♦ Downs School Catchment

♦ Short drive to A34 & M4

♦ Available with no Onward Chain

♦ Offering Potential To Extend

♦ Generous Plot

♦ Sitting Room

♦ Kitchen Plus Separate Utility Room

♦ Dining Room / Study

♦ 3 Bedrooms & Family Bathroom

♦ Accommodation of Approximately 1,119 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 Swan at Compton Public House 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.

PROPERTY DESCRIPTION

1 Warnham Cottages is a former farm cottage sitting in an advantageous position looking across countryside. Built in the 1930's, it is traditionally built with rendered elevations under a tiled roof.

Offering potential to extend, the property sits on a generous plot. Entrance is into a hallway with staircase and doors leading to both the dining room / study and sitting room. The sitting room has a fireplace, not currently used. The kitchen is fully fitted and leads into the utility room which has a store and then a cloakroom. Upstairs there are 2 double bedrooms and a single bedroom plus family bathroom with bath and overhead shower.

OUTSIDE

The house has a generous driveway with parking for several cars. Fully fenced, the front garden is lawned and there is a path leading down to the rear garden. With wonderful views across the fields, the outlook is breathtaking. The garden has a shed and is fully lawned.

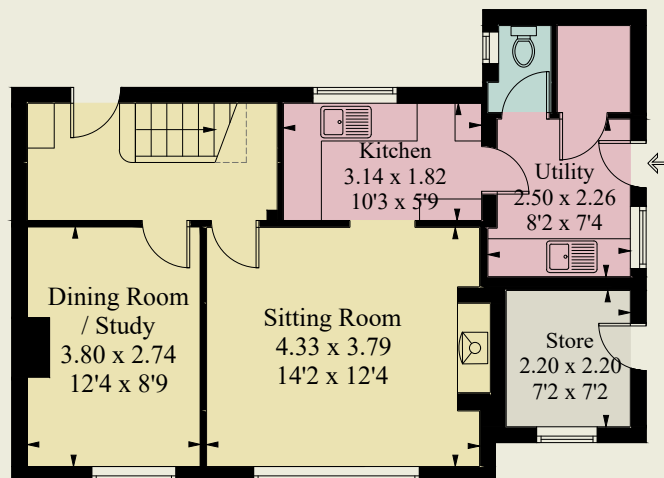


1 Warnham Cottages, Mayfield, Compton, Berkshire, RG20 7PW

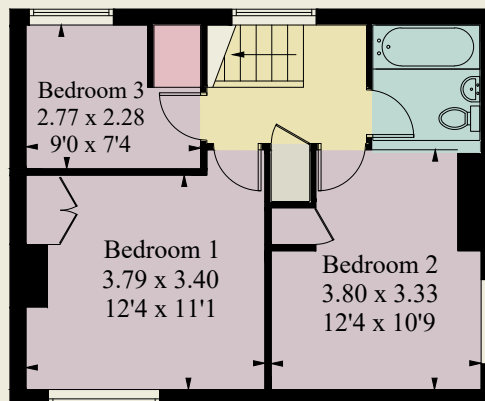
Approximate Gross Internal Area = 97 sq m / 1044 sq ft

Shed = 7 sq m / 75 sq ft

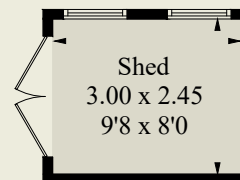
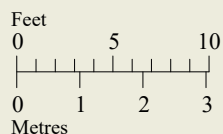
Total = 104 sq m / 1119 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

CREATESPACE DESIGN ref 690

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. Central heating and domestic hot water from oil fired boiler.

Council Tax: D

Energy Performance Rating: E / 49

Postcode: RG20 7PW

Local Authority: West Berkshire Council
Council Offices, Market Street, Newbury, RG14 5LD
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 continue over the River bridge and up to the traffic lights at the top of Streatley High Street. Continue straight across onto the Aldworth Road and in a further 2¼ miles after passing on the further side of Aldworth turn right for Compton opposite the Four Points Public House. Follow this road for a further 2½ miles and on reaching Compton continue through the central part of the village and out to the further end. Warnham Lane is the last road on the left as you leave the village and 1 Warnham at the top on the right hand side.

what3words:

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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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