



# 54 BURRELL ROAD

COMPTON ♦ BERKSHIRE



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East Ilsley/A34 - 2 miles ♦ Newbury - 11 miles ♦ Oxford - 17 miles  
♦ Reading - 14 miles ♦ Goring on Thames - 6 miles ♦ Didcot -  
8 miles ♦ M4 at Chieveley (J13) - 7 miles ♦ Mainline Stations at  
Didcot, Goring on Thames & Newbury (Distances approximate)

Quietly situated within the scenic landscape of the rolling Berkshire Downlands between Newbury and Oxford in this popular village easily accessible for the A34 and M4, mainline railway station in Goring on Thames or Didcot providing access to London Paddington in under the hour, and within close walking distance for the acclaimed Downs secondary school, highly revered village primary school, village shop and public house.

A 3 bedroom detached house, benefiting from total refurbishment and offering open plan reception space, all set within a private garden and driveway plus garage.

- ♦ Popular Downlands Village With Great Road & Rail Links
- ♦ The Downs School Catchment
- ♦ Walking Distance To All Village Amenities & Countryside Walks

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- ♦ Open Plan Reception Room
  - ♦ Kitchen Breakfast Room
  - ♦ Utility Room
  - ♦ 3 Bedrooms
  - ♦ Family Bathroom with Bath & Separate Shower

- 
- ♦ Private Driveway
  - ♦ Garden
  - ♦ Garage

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- ♦ In All Extending To 1,489 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 1086 A.D. In recent years it has become a thriving village community still linked to Farming and the countryside and having 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, public house, and particularly well 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

Situated in a popular road and having been totally refurbished, 54 Burrell Road is a lovely detached house. Entrance is into a hallway with door to a cloakroom, then into a large open plan reception room with staircase off.

The kitchen is fully fitted and doors open out onto the terrace and offering garden views. There is a separate utility room on the back of the garage.

Upstairs there are 3 bedrooms and a family bathroom with bath and separate shower.

## OUTSIDE

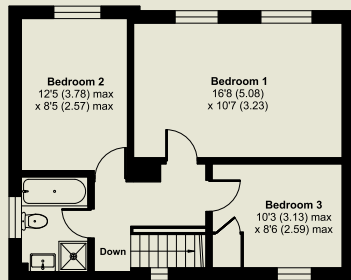
The property is approached over a hardstanding driveway providing off road parking and leading to the single garage.

Flanking the driveway is a lawned front garden with low hedging. The main garden is at the back with terrace running the length of the property and then steps leading up to the lawn with planted border in front.

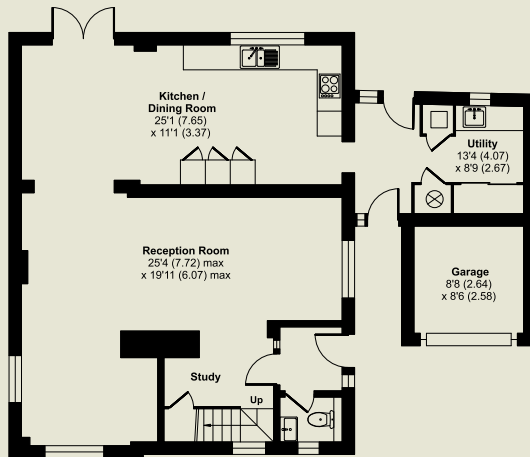


## Burrell Road, Compton, Newbury, RG20

Approximate Area = 1416 sq ft / 131.5 sq m  
Garage = 73 sq ft / 6.7 sq m  
Total = 1489 sq ft / 138.2 sq m  
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2026. Produced for Warmingham Limited. REF: 1436473



## GENERAL INFORMATION

**Services:** Mains water, electricity and drainage are connected to the property. Oil fired central heating and domestic hot water.

**Council Tax:** D

**Energy Performance Rating:** D / 65

**Postcode:** RG20 6QX

**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 turn left and proceed down the High Street crossing over the river bridge and on reaching the top of the High Street continue straight across onto the Aldworth Road. Continue up to the top of the hill past the Golf Course and on the further side of the village of Aldworth turn right for Compton opposite the thatched Four Points Public House. On reaching Compton proceed down the hill into the village and turn left into Burrell Road opposite the Primary School. No.54 will be found along on the right hand side.

## 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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