



Features.



Description.

Located within a short walk of the village centre and local schools is a four bedroom detached home that sits in just over a third of an acre plot. The property has been updated and improved by the current owners to produce a smart, spacious family home. Locally there is a shop and post office, pub, and miles of footpaths on the doorstep.

The accommodation consists of entrance hall, kitchen/breakfast room, dining room, large living room with dual aspect windows, study, utility room, cloakroom, master bedroom, three further double bedrooms and family bathroom. Benefits include air-source heat pump, double glazing, double garage and summer house.

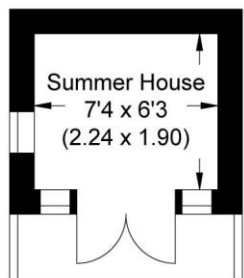


Location.

Compton is a rural village north of Newbury and is surrounded by beautiful rolling countryside. It is close to The Ridgeway offering fantastic walks and other country pursuits. The village offers a pub, post office, general stores, hair salon, barbers and both superb primary and the very well regarded Downs secondary schools. Mainline train stations serving London Paddington can be found at both Didcot and Newbury and the village is approximately seven miles from Junction 13 of the M4 with the A34 only a couple of miles away.

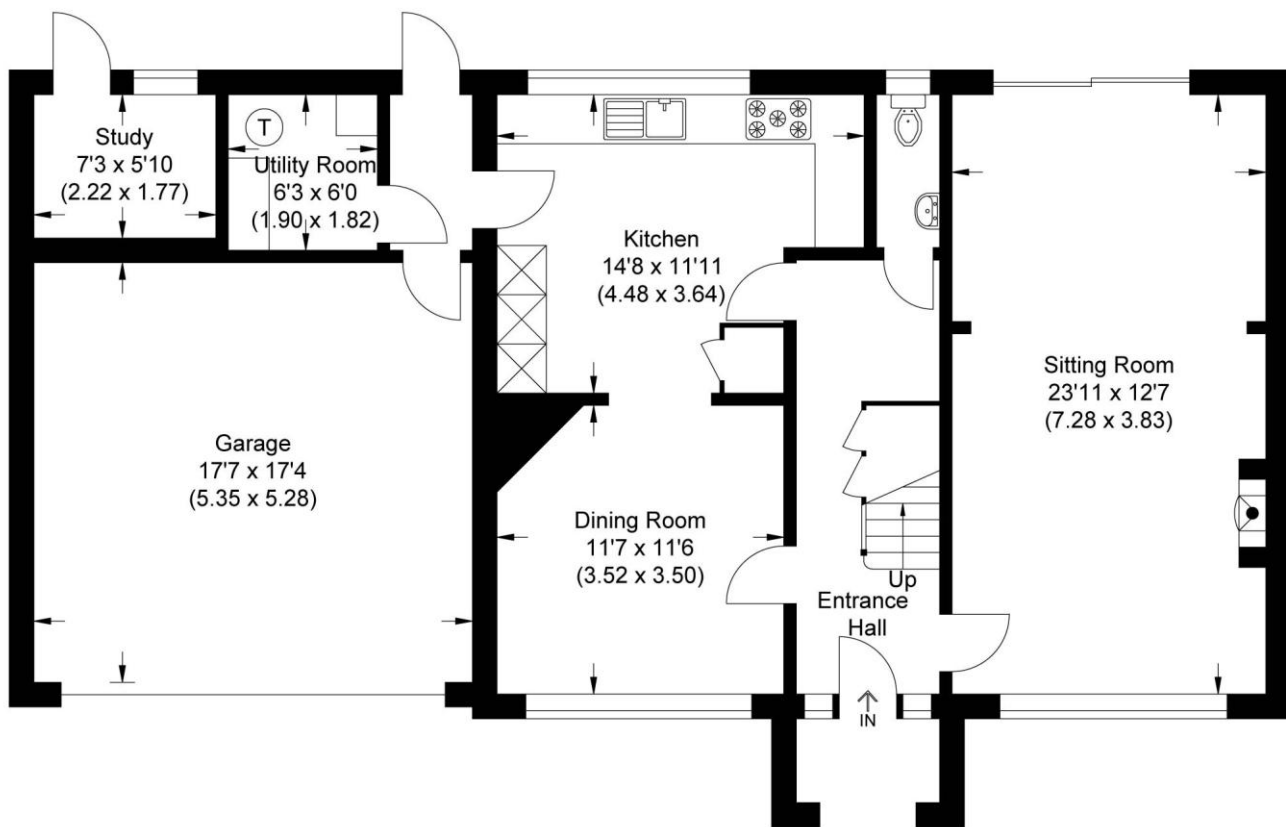




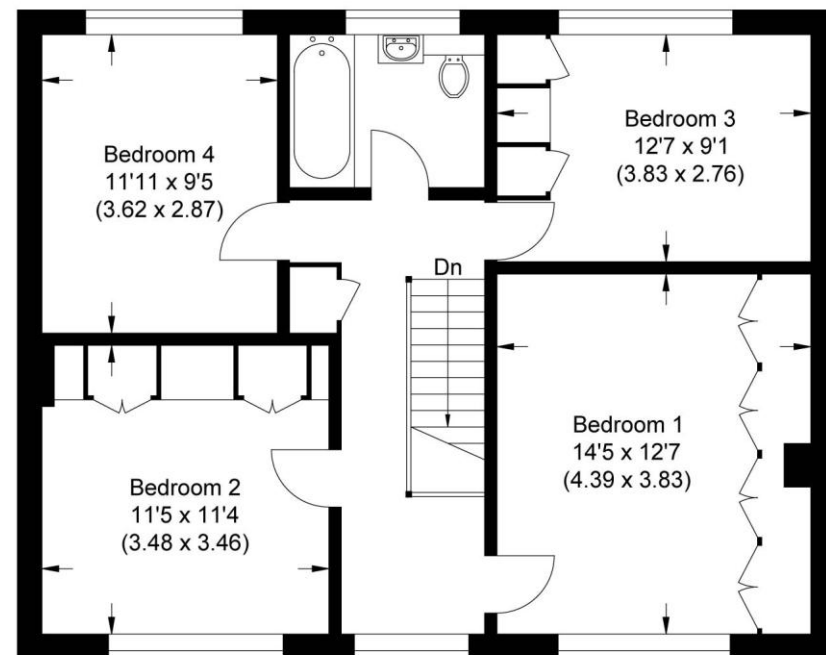


(Not Shown In Actual
Location / Orientation)

Approximate Gross Internal Area
146.75 sq m / 1579.06 sq ft
(Excludes Garage & Summer House)
Garage Area 28.25 sq m / 304.08 sq ft



Ground Floor




First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		90
(69-80) C	79	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales		EU Directive 2002/91/EC 

Important Notice

PROPERTY MISDESCRIPTIONS ACT 1991

The information in this document is indicative and is intended to act as a guide only. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Property Misdescriptions Act 1991. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. We would like to point out that all photographs are taken with a wide angle lens and any fitted appliances have not been tested.

EPC: C

COUNCIL TAX BAND: E
2025/2026: £2,947.66.

TENURE: FREEHOLD

For more information on this property or to arrange a viewing please call the office.

Alternatively, visit our website below to view all the details of this property online.

Downer & Co Estate Agents
44 Cheap Street
Newbury
Berkshire
RG14 5BX

01635 523777

www.downer.co.uk