

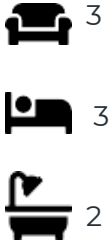


DOWNER & CO

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Castania, Churn Road, Compton RG20 6PP
Price: £595,000

Features.



Description.

A lot larger than it looks! Located on a quiet no through road in the heart of the village is a spacious three double bedroom home with lovely sunny west facing garden. The property has been very well maintained by the current owner and has been previously extended to create a light and airy dining room that opens up to the patio and garden. Locally, there are miles of footpaths through stunning countryside onto the Ridgeway, local shop, pub, junior school and the Downs School are within walking distance.

The accommodation consists of entrance hall, kitchen, dining room, living room with open fireplace, office, cloakroom, master bedroom with en-suite, two further double bedrooms and family bathroom. Outside, the mature rear garden has been well looked after over the years, and there is a gate to the back of the garden and side door to the double garage. To the front is driveway parking and another good sized lawn. There is a track beside the house to access the garage.



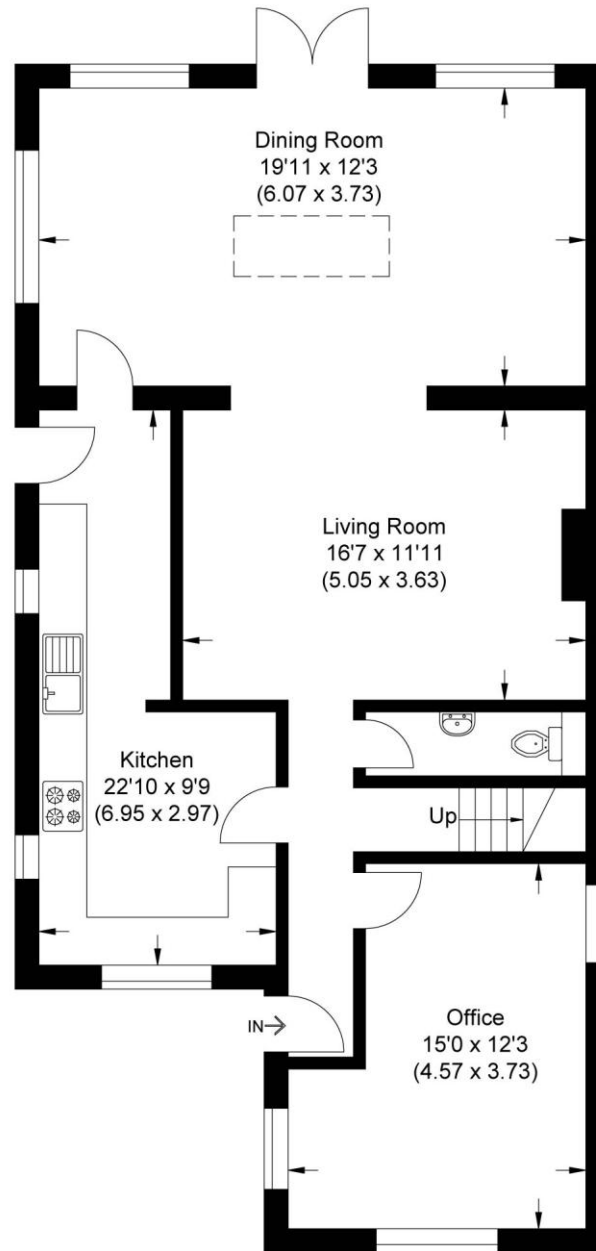
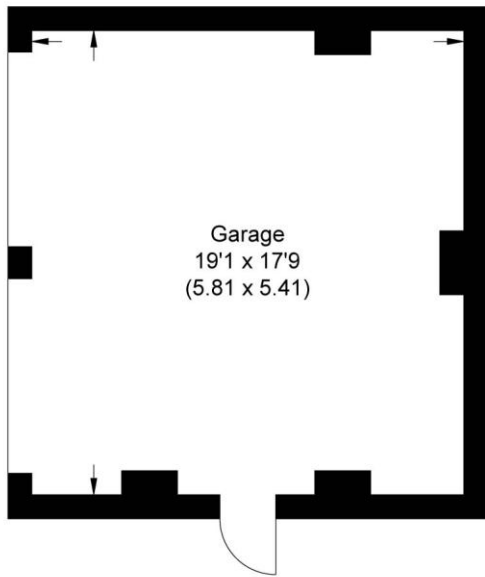
Location.

Compton is a rural village north of Newbury and surrounded by beautiful rolling countryside and close to The Ridgeway offering fantastic walks and other country pursuits. The village offers a pub, post office, general stores, 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.

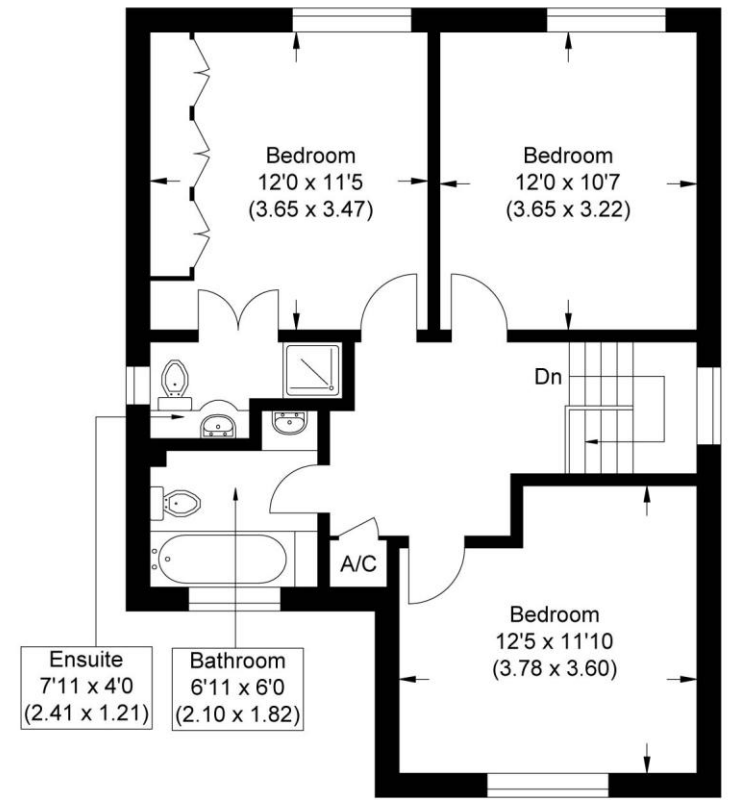




Approximate Gross Internal Area
143.82 sq m / 1548.06 sq ft
(Excludes Garage)
Garage Area 31.43 sq m / 338.30 sq ft



Ground Floor



First Floor

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



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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: D

COUNCIL TAX BAND: F
2026/2027: £3,670.49.

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.

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