



# 10 YEW TREE STABLES

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)

A tastefully presented detached family home nestled in a quiet cul-de-sac in the heart of this Berkshire down village and within walking distance of the sought after Downs School, an Area of Natural Beauty and located almost equidistant between Newbury and Oxford with easy access for the A 34 and M4.

Accommodation includes: Reception hall, living room, conservatory, dining room, kitchen, office, utility room, main bedroom with ensuite, three further bedrooms, family bathroom and double garage.

- ♦ Generous detached family home
- ♦ Downs School Catchment
- ♦ Quiet cul de sac position
- ♦ Short drive to A34 & M4
- ♦ Re-fitted kitchen
- ♦ Double Garage



## SITUATION

The quiet, rural village of Compton is set in the folds of the rolling Berkshire Downlands, in an "A.O.N.B." and has a long history, being mentioned in the Domesday Book and with local evidence of earlier Roman occupation.

The beautiful flint walled Parish Church of St Mary and St Nicholas retains some Norman features and there are numerous examples of attractive, period cottages and houses, including the Grade II Listed 17th Century Compton Manor, reflecting the growth of the village over the centuries from its earliest origins as a small hamlet and in particular the expansion of the village over the last 150 years. The village is now a thriving community with a modern health centre, village Post Office Stores, Hotel with restaurant and excellent primary and secondary schools, notably the Downs Secondary School which has built up an enviable reputation for academic standards in recent years and now boasts its own VI form and excellent Ofsted ratings.

Farming has always been important to the village and is still a major way of life today. The village also has a long-standing connection with the breeding and training of racehorses with a racing stable still existing in the village and with other prominent training establishments in the local area.

Compton has good road communications, notably via the fast A34 dual carriageway at East Ilsley some 2 miles to the West linking Newbury and Oxford and with the M4 easily accessible at Junction 13 (Chieveley). The nearby expanding town of Didcot has an established shopping centre and a mainline station providing fast commuter services up to London (Paddington via Reading) in well under the hour. Reading and the M4 at Theale (Junction 12) can both be reached via a quiet cross-country route as can Goring on Thames which also has a mainline station and is easily accessible.



To the North of the village lies the ancient Ridgeway Path which winds its way over the Downs eventually crossing the Thames at Streatley and on up into the Chilterns.

Approximately 5 miles from Goring & Streatley Station for trains to London. Crossrail (Elizabeth Line) services have commenced from Reading, which together with the electrification of the line has significantly improved travelling times to East and West destinations.

## PROPERTY DESCRIPTION

Covered porch with front door leads into a generous entrance hall, with doors to principle rooms. The living room is double aspect with feature cast iron wood burner, and double doors opening onto a fantastic aluminium conservatory enjoying a delightful outlook over the rear garden and includes full folding bi fold opening doors. The kitchen/breakfast is double aspect with a refitted gloss white units, integrated appliances, black granite work surfaces and matching generous island. Doors to rear garden and utility room which also has matching units and a door to the side. To complete the ground floor accommodation there is a front aspect study/playroom, rear aspect dining room and a W.C.

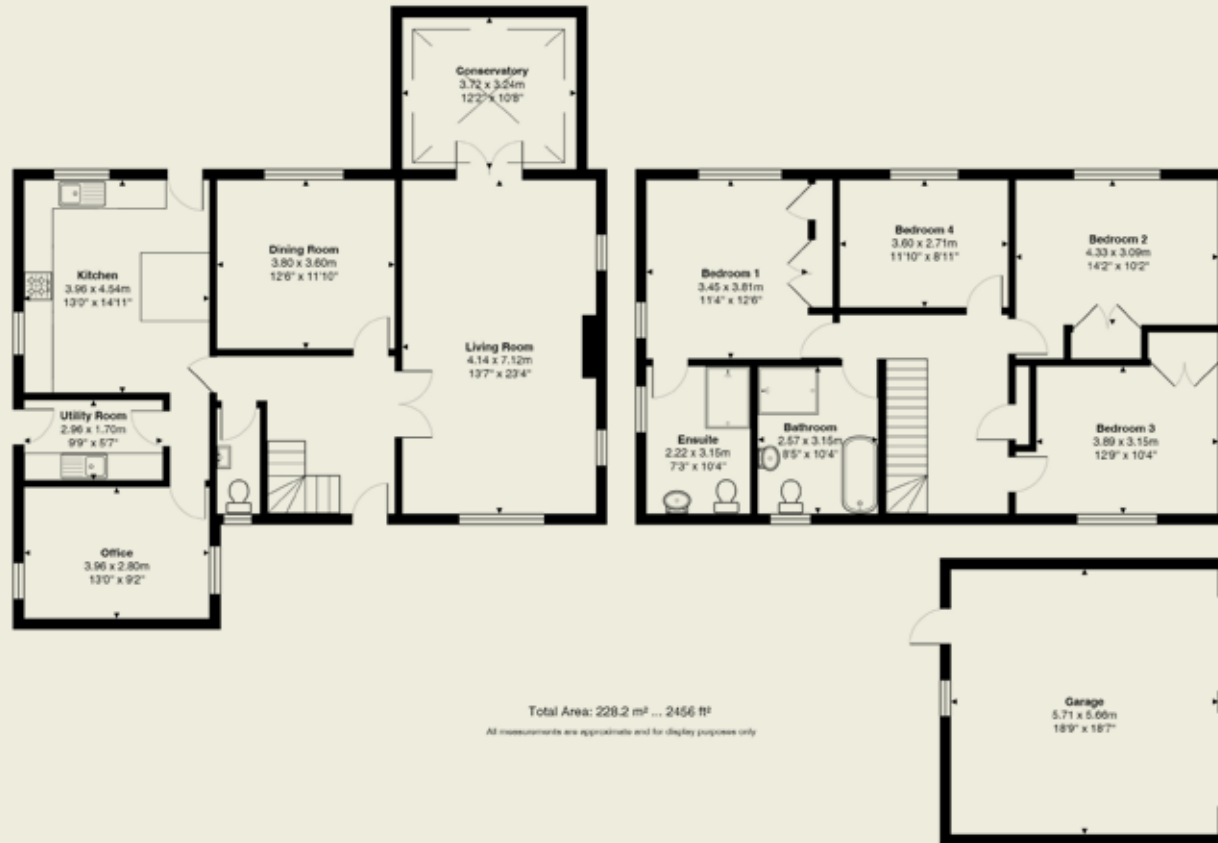
To the first floor, the principle bedroom is rear aspect with attractive views over the rear garden and fields, and has a generous ensuite shower room including a double length shower tray. There are three further bedrooms, and a family bathroom.

## OUTSIDE

Gravelled driveway to the front provides ample off road parking and access to the double garage. Gated access to the side leads to the rear garden. To the rear there is a generous patio adjacent, opening onto a lawned garden enclosed by timber fencing and mixed laurel hedging.



## 10 Yew Tree Stables, Compton



### GENERAL INFORMATION

**Services:** All mains services, oil fired central heating.

**Council Tax:** G

**Postcode:** RG20 6NG

**Local Authority:** West Berkshire County Council

Telephone: 01635 551111

### VIEWING

Strictly by appointment through Warmingham & Co.

### DIRECTIONS

From our offices turn left and continue over the river bridge towards Streatley High Street and traffic lights at the crossroads. Go straight over and up Streatley Hill and continue through Westridge Green, Aldworth and at the Four Points turn right signposted for Compton. On reaching Compton Yew Tree Stables can be found on the right-hand side in the central part of the village, with number 10 being 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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