



2 Mayfield Villas, Compton RG20 7PN
Price: £285,000

Features.

-  1
-  2
-  1

NO ONWARD CHAIN

Description.

Located within the centre of the village and within a short walk of the Downs School, local primary school, shop and pub is a two bedroom cottage with lots of character and large rear garden that would benefit from some general updating. On the doorstep are miles of footpaths and the Ridgeway is very nearby.

The accommodation consists of living room, kitchen/diner, master bedroom, second bedroom and family bathroom. Outside to the rear is a small courtyard with outbuildings that have power, and beyond is the large garden and access to the parking (available on license for £50 per year per vehicle). Benefits include upvc double glazing and oil central heating.



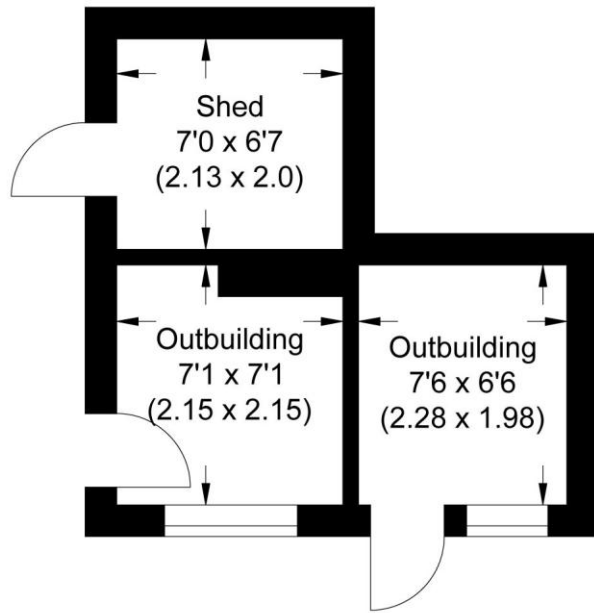
Location.

Compton is a rural village north of Newbury 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, 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.

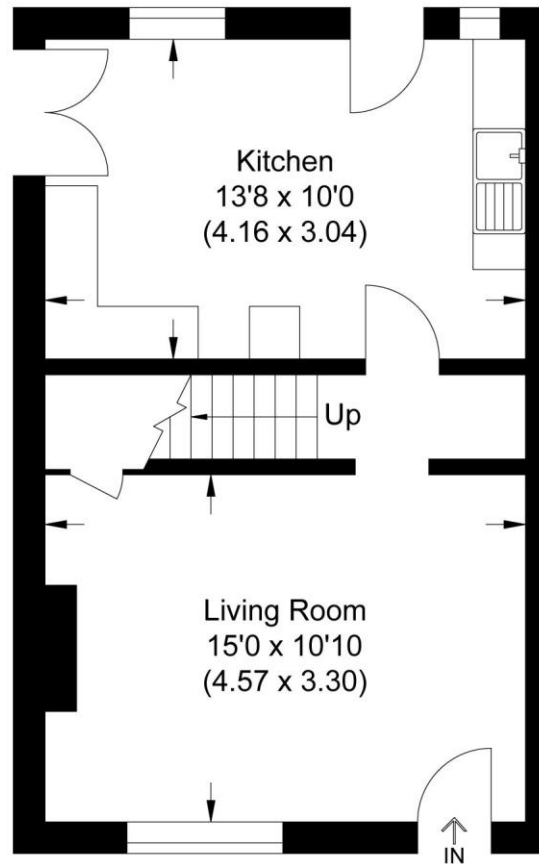




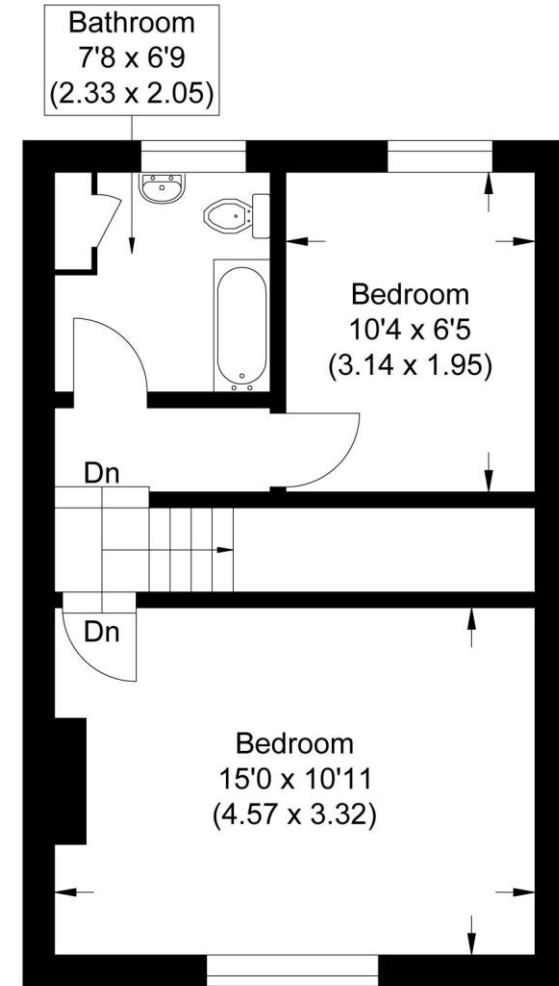
Approximate Gross Internal Area
68.0 sq m / 731.94 sq ft
(Excludes Outbuilding)
Outbuilding Area 14.38 sq m / 154.78 sq ft



Outbuilding



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		
(55-68) D	68	
(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: D

COUNCIL TAX BAND: D
2025/2026: £2,411.72.

TENURE: FREEHOLD

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

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