



3 MAYFIELD COTTAGES

COMPTON ♦ BERKSHIRE



3 MAYFIELD COTTAGES

COMPTON ♦ BERKSHIRE

Goring on Thames (London/Paddington under the hour) 6 miles

♦ Didcot (London/Paddington under the hour) 8 miles ♦

Reading 14 miles (London/Paddington 27 minutes) ♦

M4 at Chieveley (J13) 7 miles ♦ A34 at East Ilsley 2.5 miles

♦ Newbury 11 miles ♦ Abingdon 11 miles ♦ Oxford 17 miles

(Distances and times approximate)

On the edge of this popular Berkshire Downland Village in an area designated 'Outstanding Natural Beauty', and conveniently located for access to the A34, M4 and mainline stations at Didcot or Goring on Thames for London Paddington in under the hour.

A lovely 3 bedroom semi detached house within a generous plot and having wonderful field views, offering potential to extend, subject to planning permission.

- ♦ Offering Potential To Extend
- ♦ Available with no onward chain
- ♦ Downs School Catchment
- ♦ Generous Plot With 2 Outbuildings, Including Garden Studio
- ♦ Short drive to A34 & M4

- ♦ 3 Reception Rooms
- ♦ 3 Bedrooms and 2 Bathrooms

- ♦ Accommodation of Approximately 1,201 sq ft



SITUATION

Compton is a quiet rural village set in a fold of the Berkshire Downs 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 1083 A.D. In recent years it has become a thriving village community still linked to Farming and the countryside and have 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, The Swan at Compton Public House Primary and Secondary Schools the latter being the highly regarded 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

Built in the 1930's, a former farm cottage, 3 Mayfield Cottages is traditionally built with cream rendered elevations under a tiled roof. Offering potential to extend, as neighboring properties have achieved, the property sits on a generous plot. Entrance is into a hallway with understairs storage cupboard and staircase. At the front of the property is the downstairs bathroom and living room. The living room has a wood burner and enjoys a dual aspect. The kitchen breakfast room is fully fitted and door then leads into the utility/boot room. From here, sliding doors take you into the garden room which enjoys wonderful garden views and direct access via French doors. Upstairs, the main bedroom has 2 double fitted wardrobes. There are 2 further bedrooms, both with built in storage and all bedrooms have feature fireplaces. There is a shower room and also a loft which has a fitted ladder. It is boarded and has light and power.

OUTSIDE

A five bar gate leads onto the driveway which is fully gravelled. The front garden is lawned and bordered with mature shrubs. A low fence takes you into the rear garden where a terrace coming off the back provides a wonderful seating area.

A large shed and coal shed provides storage. There is a hedged boundary running across the garden with a shaped doorway through to the back garden which has many mature trees including beech, pear and apple.

The outdoor garden studio is found towards the back and there is an additional store shed.

Bordering the property are wonderful undulated field views which are simply stunning to sit and enjoy in total peace and harmony.



**Approximate Gross Internal Area 1201 sq ft - 111 sq m
(Including Garage)**

Ground Floor Area 618 sq ft – 57 sq m

First Floor Area 387 sq ft – 36 sq m

Outbuilding Area 196 sq ft – 18 sq m



GENERAL INFORMATION

Services: Mains water, electricity and drainage are connected to the property. Central heating and domestic hot water from oil fired boiler located in the kitchen.

Council Tax: D

Energy Performance Rating: E / 49

Postcode: RG20 7PL

Local Authority: West Berkshire Council
Council Offices, Market Street, Newbury, RG14 5LD.
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 continue over the River bridge and up to the traffic lights at the top of Streatley High Street. Continue straight across onto the Aldworth Road and in a further 2¼ miles after passing on the further side of Aldworth turn right for Compton opposite the Four Points Public House. Follow this road for a further 2½ miles and on reaching Compton continue through the central part of the village and out to the further end. Warnham Lane is the last road on the left as you leave the village and Number 3 is found on the left hand side.

what3words:

///candles.timed.bleak

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.



01491 874144

4/5 High Street, Goring-on Thames
Nr Reading RG8 9AT

E: sales@warmingham.com

www.warmingham.com