



OLD BANK HOUSE

HIGH STREET ♦ COMPTON ♦ BERKSHIRE





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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 (J 13) 7 miles ♦ A34 at East Ilsley 2.5 miles

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

(Distances and times approximate)

In a private location in the centre of this popular Berkshire Downland Village surrounded by scenic undulating countryside designated an area of '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 detached 5 double bedroom home of fantastic proportions, built in 2006 to a high standard and with characterful features incorporated, set in beautifully landscaped South facing gardens with private gated driveway and integral garage.

- ♦ Brick & Timber Porch
- ♦ Spacious Reception Hall
- ♦ Cloakroom

- ♦ Kitchen/Breakfast Room
- ♦ 22' Sitting Room with Fireplace
- ♦ Dining Room
- ♦ Study

- ♦ Galleried Landing
- ♦ Master Bedroom with En-Suite Shower Room
- ♦ 4 further Double Bedrooms
- ♦ Family Bathroom

- ♦ Integral Garage
- ♦ Private Gated Driveway

- ♦ Mature South facing Gardens & Grounds

- ♦ In All Approximately 2303 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 Foinavon Public House & Hotel, 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

Occupying a secluded position tucked off the High Street in the village centre, Old Bank House is a detached family home of impressive internal proportions, with accommodation of approximately 2303 sq ft. Built in 2006 to a traditional design and high specification incorporating characterful features with appealing brick and flint elevations under a pitched and half hipped clay tiled roof. A spacious central reception hall opens to a cloakroom, kitchen/breakfast room with doors to the garden, large sitting room with open fire, dining room and study with internal door from the garage. Upstairs arranged around a central galleried landing re 5 double bedrooms including a master with en-suite shower room, and an additional family bathroom with separate shower. The property is spacious throughout and presented beautifully, affording a flexible arrangement for family life. Early viewing is advised.

OUTSIDE

Approached over a private driveway off the village High Street via a five bar gate opening into a pavior forecourt providing parking space and leading to an integral single garage. There is gated side access from front to rear, where there is a side door into the kitchen and bin store area. The delightful principle garden enjoys a sunny South facing aspect and has been carefully landscaped by the current owners, mainly lawned with colourful beds and borders, mature trees and a choice of seating areas to take advantage of the sunshine throughout the day, including a wide flagged terrace leading directly off the kitchen and sitting room. The boundaries are fenced and the gardens enjoy a high degree of privacy throughout. The garden is approximately 56ft wide and 55ft deep at maximum depth.



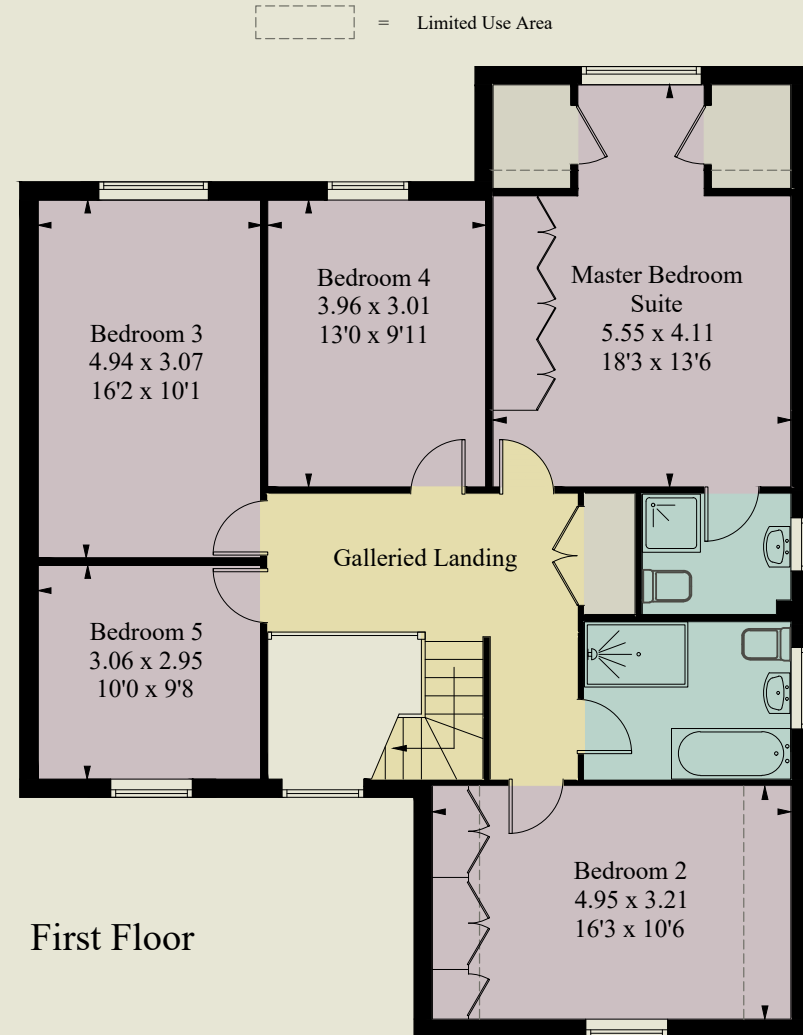
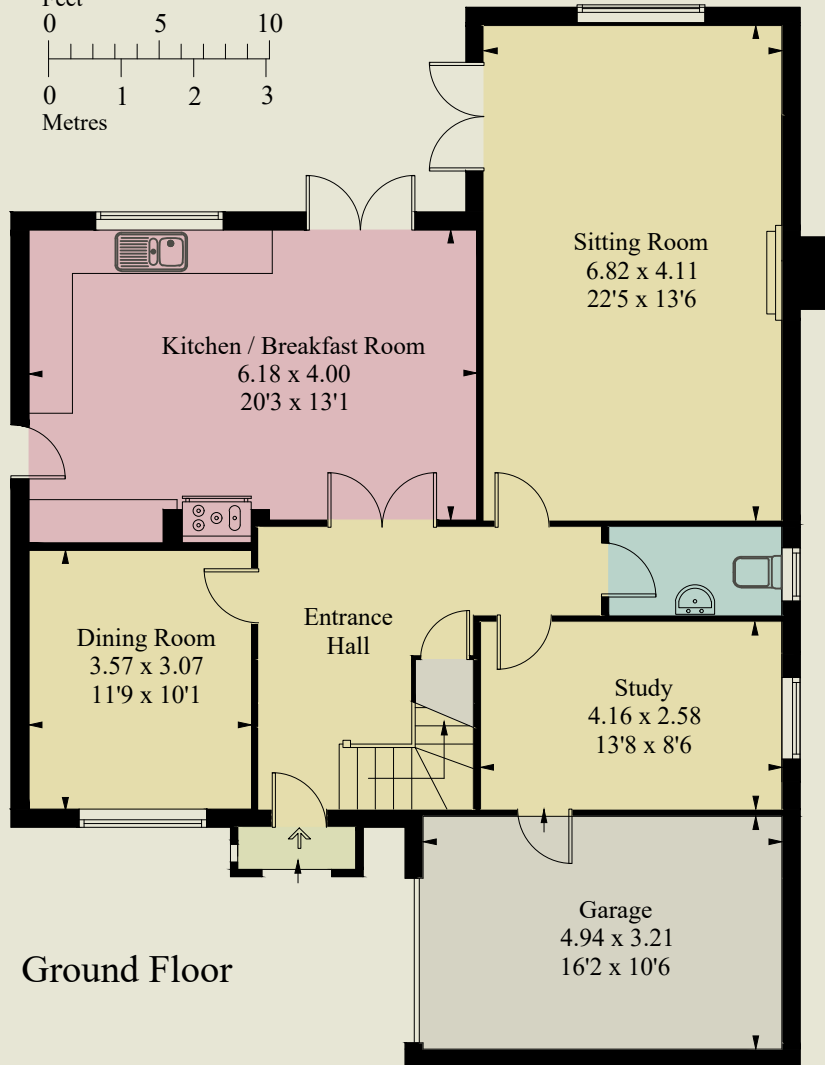
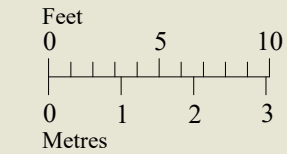


Old Bank House, High Street, Compton, Berkshire, RG20 6NL

Approximate Gross Internal Area (including Garage) = 207 sq m / 2228 sq ft

Limited Use Area = 7 sq m / 75 sq ft

Total = 214 sq m / 2303 sq ft





GENERAL INFORMATION

Services: Mains water, electricity and drainage are connected to the property. Central heating and domestic hot water from oil fired wall boiler located in the garage. Secondary hot water supply from immersion heater.

Council Tax: G

Energy Performance Rating: D / 67

Postcode: RG20 6NL

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 where in a further 300 yards or so Old Bank House will be found on the left hand side opposite the wide splayed entrance into ARC Compton.

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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