



# WOODROWS FARM ANNEXE

ALDWORTH ♦ BERKSHIRE

**Warmingham**  
www.warmingham.com

# WOODROWS FARM ANNEXE

ALDWORTH ♦ BERKSHIRE

♦ GORING on THAMES - 3 miles ♦ NEWBURY - 10 miles  
♦ READING - 10 miles ♦ OXFORD - 19 miles ♦ M4 at  
THEALE (J12) - 8 miles ♦ M4 at CHIEVELEY (J13) - 8 ½  
miles ♦ A34 dual carriageway at EAST ILSLEY - 5 miles

A spacious 1 bedroom annexe with period features attached to a delightful farm house in beautiful rural setting close to the village of Compton

- ♦ Front door into the hallway
- ♦ Fully Fitted Kitchen/Breakfast Room
- ♦ Sitting room
- ♦ Bathroom with bath and over- head shower
- ♦ Double Bedroom
- ♦ Separate Toilet
- ♦ Parking for 1 Car



## LOCATION

Aldworth is a small and much prized rural village lying high up on the Berkshire Downs approximately 600ft above sea level, close to the ancient Ridgeway Path and in a designated "Area of Outstanding Natural Beauty". The village, is historically linked to agriculture and farming and this way of life still continues today thus retaining its unspoilt charm and character with there having been little intrusive development.

There are two well-respected local Inns namely "The Bell" in the village square and the thatched "Four Points" as well as a notable church, St Mary's, which dates from the 12th century and is well worth visiting to see the 14th century monuments to the De La Beche family, known as the Aldworth Giants. There is a cricket field by the newly built Village Hall, the latter providing numerous social and community activities.

Located just off the B4009 road to Newbury and only a 5 minute drive from Streatley / Goring on Thames where there are good shopping facilities and amenities including a mainline station providing fast commuter services up to London ( Paddington ) in under the hour.

The village also has good road communications for the major centres of Newbury, Reading, Oxford and the M4 motorway at Junctions 12 ( Theale ) or 13 ( Chieveley ). The A.34 at East Ilsley linking the South Coast with the Midlands is also within a short drive.

N.B. Crossrail services are scheduled to be commencing from Reading in approx. 2019 which together with the electrifying of the line will significantly improve travelling times to central London destinations.

## PROPERTY DESCRIPTION

A spacious 1 bedroom annexe with period features attached to a delightful farm house in beautiful rural setting close to the village of Compton

The front door opens into the entrance hall, giving access to the bathroom, Sitting room and Kitchen/Breakfast room. The Sitting room is lovely and light with 2 windows enjoying a rural aspect. The Bathroom is a white suite with a bath and overhead shower. The Kitchen/Breakfast room offers good space and is well presented and fitted. There is separate cloakroom off the Kitchen and a good storage. The bedroom is a good double offering good space.

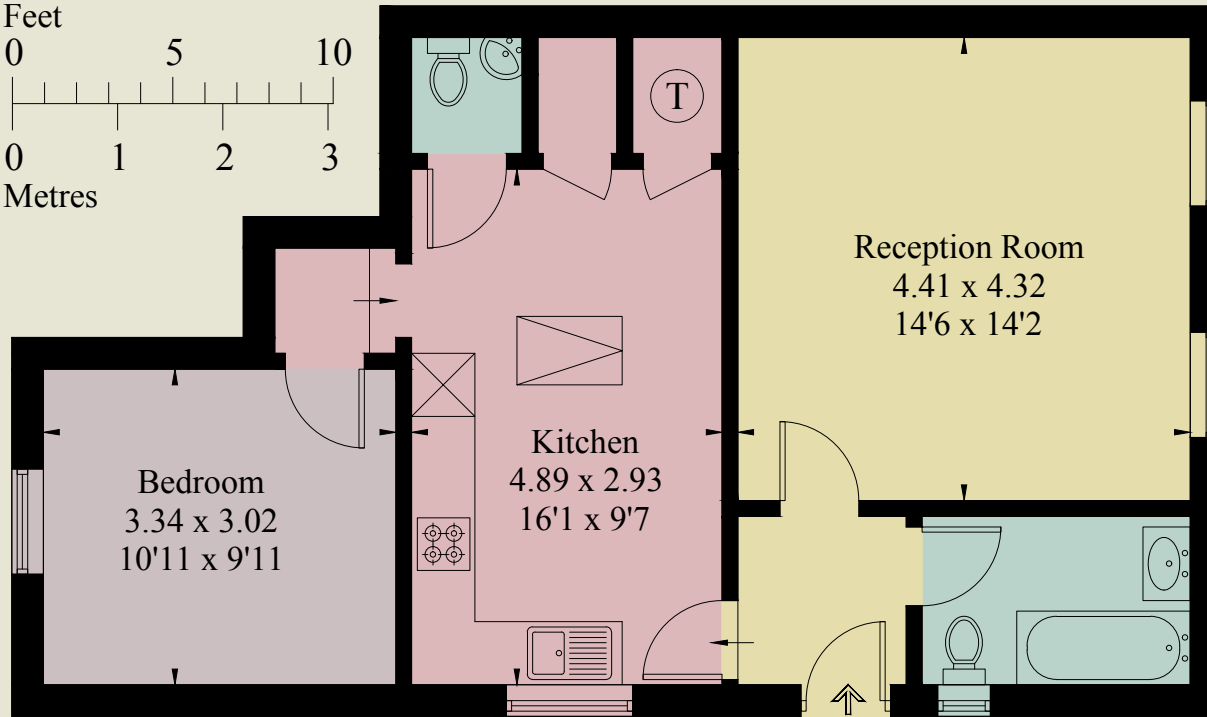
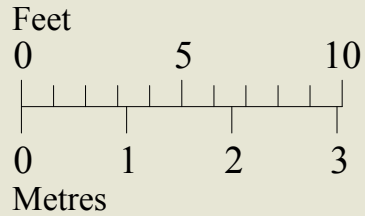
## OUTSIDE

Parking is available for one car.



# Woodrows Farm Cottages, Aldworth, Reading, RG8, Aldworth, RG8 9RS

Approximate Gross Internal Area  
57.5 sq m / 619 sq ft



FLOORPLANZ © 2017 0203 9056099 Ref: 195184

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

## GENERAL INFORMATION

**Services:** Electricity, Oil central heating, water rates payable to owner of £10.00 per month

**Council Tax:** B

**Postcode:** RG8 9RS

**Energy Efficiency Rating:** E

**Local Authority:** West Berkshire District Council – Telephone: 01635 42400

## DIRECTIONS

Go up Streatley Hill and continue on the B4009 through Westridge Green and pass the turnings to Aldworth. At the Four Points pub turn right towards Compton. Continue on this road until you see a set of mirrors in the hedge row on the right. The turning to Woodrows Farm is opposite. The farmhouse is at the end of the drive, the annexe facing you. Parking is to the left.

## VIEWING

Strictly by appointment through Warmingham & Co

## 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