



16 LOWBURY GARDENS

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)

In a quiet tucked away position within this popular cul-de-sac, a modern 3 bedroom house built in 2009 by David Wilson Homes offering well appointed accommodation and generous garden, benefiting from a corner plot.

The house is located within a short walk of the 'outstanding' Compton C of E Primary School and The Downs Secondary School. Also within walking distance is a thriving village shop and post office, family friendly pub (The Swan at Compton) with accommodation, doctor's surgery, village hall, pre-school, parish church and a scout/guide hut.

♦ Central village location

♦ Quiet cul-de-sac

♦ Outstanding primary and secondary schools

♦ Private Driveway Parking for 2 Cars

♦ Reception Hall

♦ Cloakroom

♦ Kitchen / Breakfast Room

♦ Sitting Room with French Doors into the Garden

♦ Main Bedroom Suite with Ensuite Shower Room and fitted wardrobes

♦ 2nd Double Bedroom with fitted wardrobes

♦ A further single bedroom

♦ Family Bathroom

♦ Mature Corner Garden with Large two-tier low maintenance decking



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 and easily accessible for the A34 and M4. There is a choice of mainline railway stations with the service from Didcot Parkway to London Paddington taking approx. 45 minutes.

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 pub, 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

16 Lowbury Gardens has an advantageous position, quietly tucked away within this cul-de-sac. Entrance is under a tiled porch and into the hallway, which has lovely oak flooring which runs through into the living room. There is a cloakroom and stair access, with a good sized under stairs cupboard. The spacious kitchen breakfast room overlooks the front of the property and is fully fitted with tiled flooring. The living room sits at the back of the house offering wonderful garden views. There are french doors allowing for easy access onto the lovely large terrace, perfect for "al fresco" dining.

Upstairs, the main bedroom has a double built in wardrobe and ensuite shower room. There is a further double bedroom with double built-in wardrobe and a single room, plus family bathroom. The landing has loft access and an airing cupboard. The loft is part boarded, and has a ladder and light. The property is beautifully presented throughout and an early viewing is recommended.

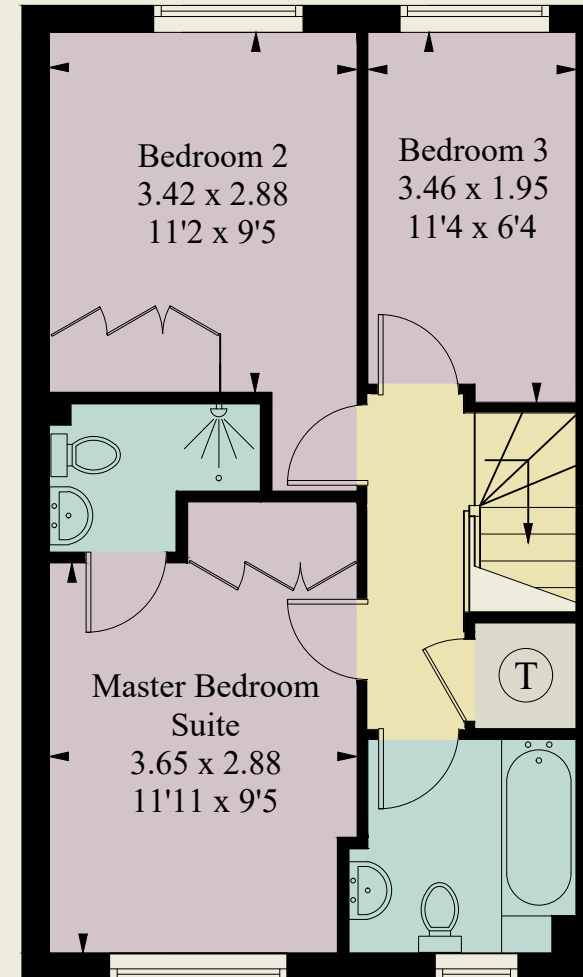
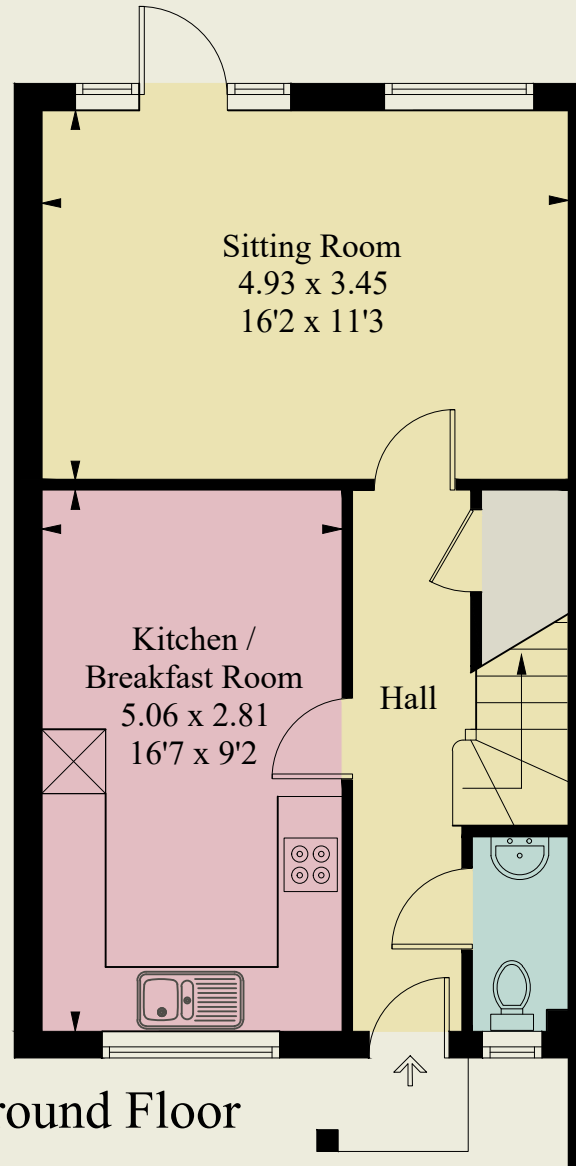
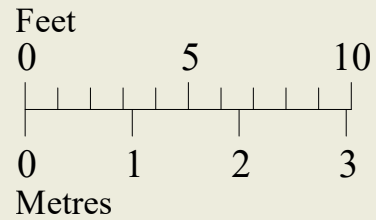
GARDENS & GROUNDS

The house is privately located at the end of the cul-de-sac. The driveway for the property is just in front with 2 spaces allocated. In front of the parking is a grassed area which could be fenced with a low picket fencing, if required. A pathway leads through to a high timber gate, providing access to the private garden. Fully fenced and benefitting from being the corner plot, the garden is very generous in size. The lawn wraps round the side of the house, opening up at the rear. Bountiful borders and shrubs allow for much colour. Large two-tier, low maintenance decking comes off the back of the property, perfect for entertaining. There is a shed for gardening tools. Offering a private sanctuary, the garden compliments this lovely house.



16 Lowbury Gardens, Compton, Berkshire, RG20 6NN

Approximate Gross Internal Area = 84 sq m / 904 sq ft





GENERAL INFORMATION

Services: Mains electricity, water, and drainage are connected to the property. Central heating and domestic hot water from energy efficient air source heat pump.

Energy Performance Rating: 75 | C

Postcode: RG20 6NN

Local Authority: West Berkshire District Council
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 and over the river bridge continuing up to the top of Streatley High Street. At the traffic lights continue straight across on the B4009 Aldworth Road. In a further 2 ½ miles after passing through Aldworth turn right for Compton by the Four Points Public House. On reaching Compton follow through the village passing the Church, and just before reaching the actual centre, Lowbury Gardens will be found off on the left-hand side. No 16 will be found at the far end of the close, in the left hand corner.

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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