



THE BRAMBLES

COMPTON ♦ BERKSHIRE

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East Ilsley/A34 - 2 miles ♦ Newbury - 11 miles ♦ Oxford - 17 miles ♦ Reading - 14 miles ♦ Goring on Thames - 5 miles
♦ Didcot - 8 miles ♦ M4 at Chieveley (J13) - 7 miles ♦
Mainline Stations at Didcot, Goring on Thames & Newbury
(Distances approximate)

Situated close to the central part of this popular Berkshire Downland village and surrounded by countryside designated an Area of Natural Beauty and located almost equidistant between Newbury and Oxford with easy access for the A 34 and M4. Approximately 5 miles from Goring & Streatley Station for trains to London.

An immaculately presented 3 bedroom cottage, dating back to the 17th century and having been sympathetically restored to include numerous architectural features. The property has the added benefit of a front lawned garden, rear terrace and detached garage offering accommodation of 1,528 sq ft.

♦ Entrance Porch

♦ Sitting Room

♦ Dining Room

♦ Kitchen

♦ Utility Room

♦ Cloakroom with Shower

♦ Study

♦ Landing

♦ 3 Bedrooms

♦ Family Bathroom

♦ Front South Facing Lawned Garden and Rear Terrace

♦ Detached Garage



SITUATION

The quiet, rural village of Compton is set in the folds of the rolling Berkshire Downs, in an "A.O.N.B." and has a long history, being mentioned in the Domesday Book and with local evidence of earlier Roman occupation.

The beautiful flint walled Parish Church of St Mary and St Nicholas retains some Norman features and there are numerous examples of attractive, period cottages and houses, including the Grade II Listed 17th Century Compton Manor, reflecting the growth of the village over the centuries from its earliest origins as a small hamlet and in particular the expansion of the village over the last 150 years. The village is now a thriving community with a modern health centre, village Post Office Stores, Hotel with restaurant and excellent primary and secondary schools, notably the Downs Secondary School which has built up an enviable reputation for academic standards in recent years and now boasts its own VI form and excellent Ofsted ratings. In addition to having well revered local state primary and secondary schooling, the area is also extremely well served by an excellent range of private schooling, of particular note; Cranford House School, The Oratory Preparatory School, Moulsoford Preparatory School, St Andrews Preparatory School, The Oratory School, Pangbourne College, Brockhurst & Marlston House, Downe House, Rupert House School, Shiplake College, The Abbey School, Bradfield College, The Manor Preparatory School, Abingdon School, Abingdon Preparatory School, Radley College, and St Helen & St Katharine.

Farming has always been important to the village and is still a major way of life today. The village also has a long-standing connection with the breeding and training of racehorses with a racing stable still existing in the village and with other prominent training establishments in the local area.

Compton has good road communications, notably via the fast A34 dual carriageway at East Ilsley some 2 miles to the West linking Newbury and Oxford and with the M4 easily accessible at Junction 13 (Chieveley). The nearby expanding town of Didcot has an established shopping centre and a mainline station providing fast commuter services up to London (Paddington via Reading) in well under the hour. Reading and the M4 at Theale (Junction 12) can both be reached via a quiet cross-country route as can Goring on Thames which also has a mainline station and is easily accessible.

To the North of the village lies the ancient Ridgeway Path which winds its way over the Downs eventually crossing the Thames at Streatley and on up into the Chilterns.

Approximately 5 miles from Goring & Streatley Station for trains to London. Crossrail (Elizabeth Line) services have commenced from Reading, which together with the electrification of the line has significantly improved travelling times to East and West destinations.

Horn Street leads off the main village street near the centre and is easily accessible for the schools and amenities.

PROPERTY DESCRIPTION

Incorporating numerous architectural features of the era, The Brambles is an absolutely charming property. With exposed beams and brick detail throughout, it presents itself as a well proportioned period cottage. The entrance porch leads into the sitting room which has a beautifully preserved Inglenook fireplace with bread oven. There is a separate dining room off the kitchen, as well as a utility room, cloakroom with shower and study. Upstairs there are 3 bedrooms plus family bathroom, all with a wealth of character.

OUTSIDE

The property is approached behind a pretty walled frontage and small steps take you up to the front south facing garden. There are several trees and flowering borders which compliment the property, providing the perfect "cottage garden". At the rear is a private terrace, perfect for al-fresco dining.

The detached garage is located to the right of the property along from the pretty bricked wall.

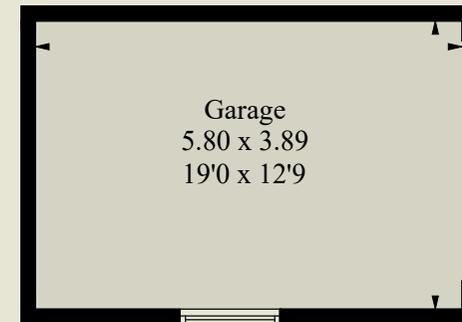
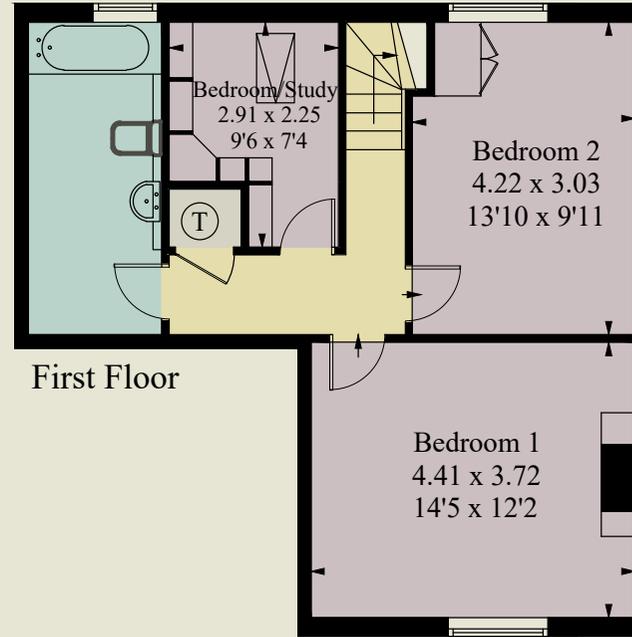
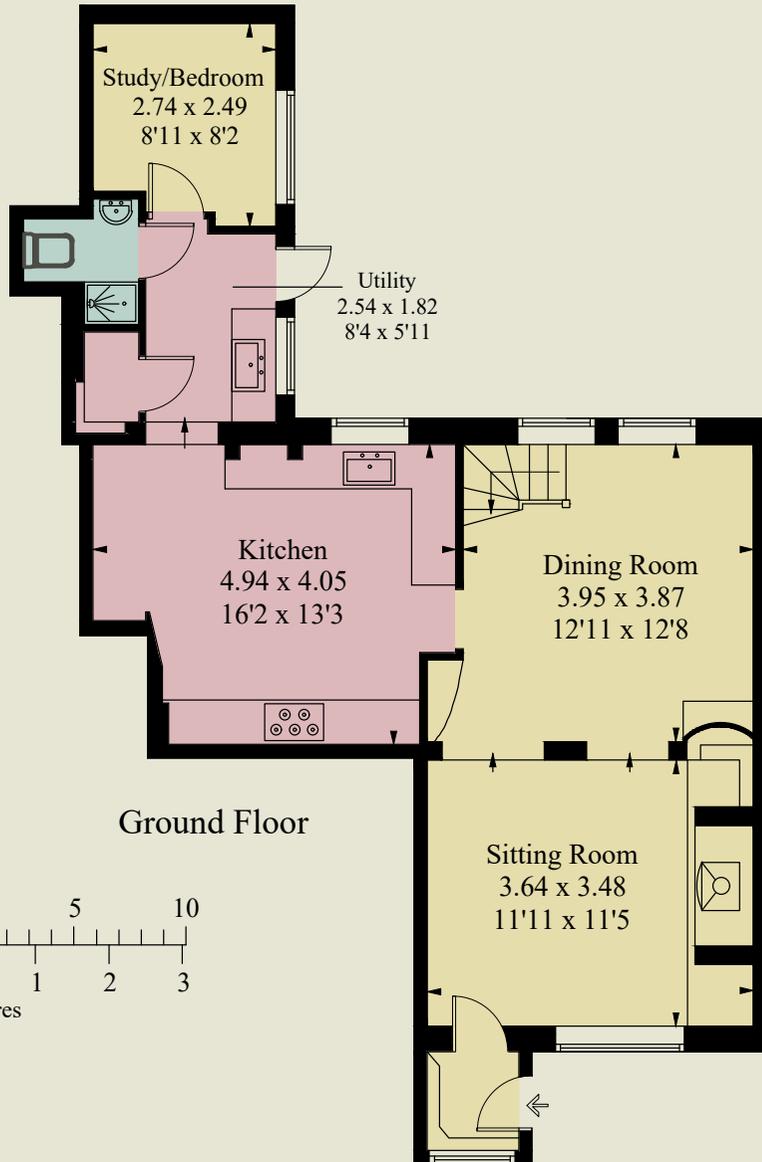


The Brambles, Hockham Road, Compton, Berkshire, RG8 6QN

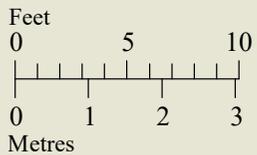
Approximate Gross Internal Area = 120 sq m / 1291 sq ft

Garage = 22 sq m / 236 sq ft

Total = 142 sq m / 1528 sq ft



(Not Shown In Actual Location / Orientation)



CREATESPACE DESIGN ref 373

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)



GENERAL INFORMATION

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

Council Tax: D

Energy Performance Rating: E / 52

Postcode: RG20 6QN

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 continue into the centre of the village and turn right into Horn Street just before The Foinavon Hotel. Carry on to the top of the road and bare round to the left and enter Hockham Road. The Brambles will be found on your right hand side, after the turning to Whitewalls Close.

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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