



# BAKEHOUSE

HIGH STREET ♦ COMPTON ♦ BERKSHIRE

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# BAKEHOUSE

HIGH STREET ♦ COMPTON ♦ BERKSHIRE

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)

An individual detached 4 bedroom house, built in 2004 and situated in the heart of the village. Within close proximity to 'outstanding' Compton C of E Primary School and The Downs Secondary School within this thriving village with shop, family friendly pub (The Swan at Compton), doctor's surgery, village hall, pre-school, parish church and a scout/guide hut.

♦ Central village location

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♦ Outstanding primary and secondary schools

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♦ Driveway Parking for 5 cars

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♦ Reception Hall

♦ Cloakroom

♦ Kitchen

♦ Dining Room

♦ Sitting Room

♦ Conservatory

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♦ Integral Garage

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♦ Main Bedroom with Ensuite Shower Room

♦ 3 Further Bedrooms

♦ Family Bathroom

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♦ South Facing Garden with Shed



## SITUATION

Compton is a quiet rural village set in a fold of the Berkshire Downlands 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

Bakehouse is a detached house, built in 2004 of traditional style with red brick elevations under a pitched and gabled clay tile roof. Entrance is under a porch, into the hallway. Wood flooring runs through from the hallway into the sitting, dining room and conservatory. There is a cloakroom and understairs cupboard. The kitchen overlooks the garden and has a back door for side access as well as an integral garage door. The garage has a useful utility area, back door and electric roller front door. The dining room comes directly off the fitted kitchen and french doors lead to the conservatory which spans across a large part of the property, taking in the south facing gardens. The sitting room also has access from the conservatory and also benefits from an open fireplace. Upstairs, the main bedroom has an ensuite shower room. There are 3 further bedrooms and family bathroom with bath and overhead shower. Presented to a high standard, the Bakehouse is a lovely family home and an early viewing is recommended.

## GARDENS & GROUNDS

The large pavior driveway sits in front and extends down the side of the house, offering parking for 5 cars. Fenced boundaries and a secure gate then lead to the rear garden. Mainly laid to lawn, there are mature shrubs and borders as well as raised beds and a large shed for gardening storage. A terrace coming off the conservatory provides a wonderful opportunity for "al fresco" dining in a wonderful south facing setting.





# Bakehouse, High Street, Compton, Nr Newbury, Berkshire, RG20 6QT

Approximate Gross Internal Area (including Garage) = 148 sq m / 1563 sq ft

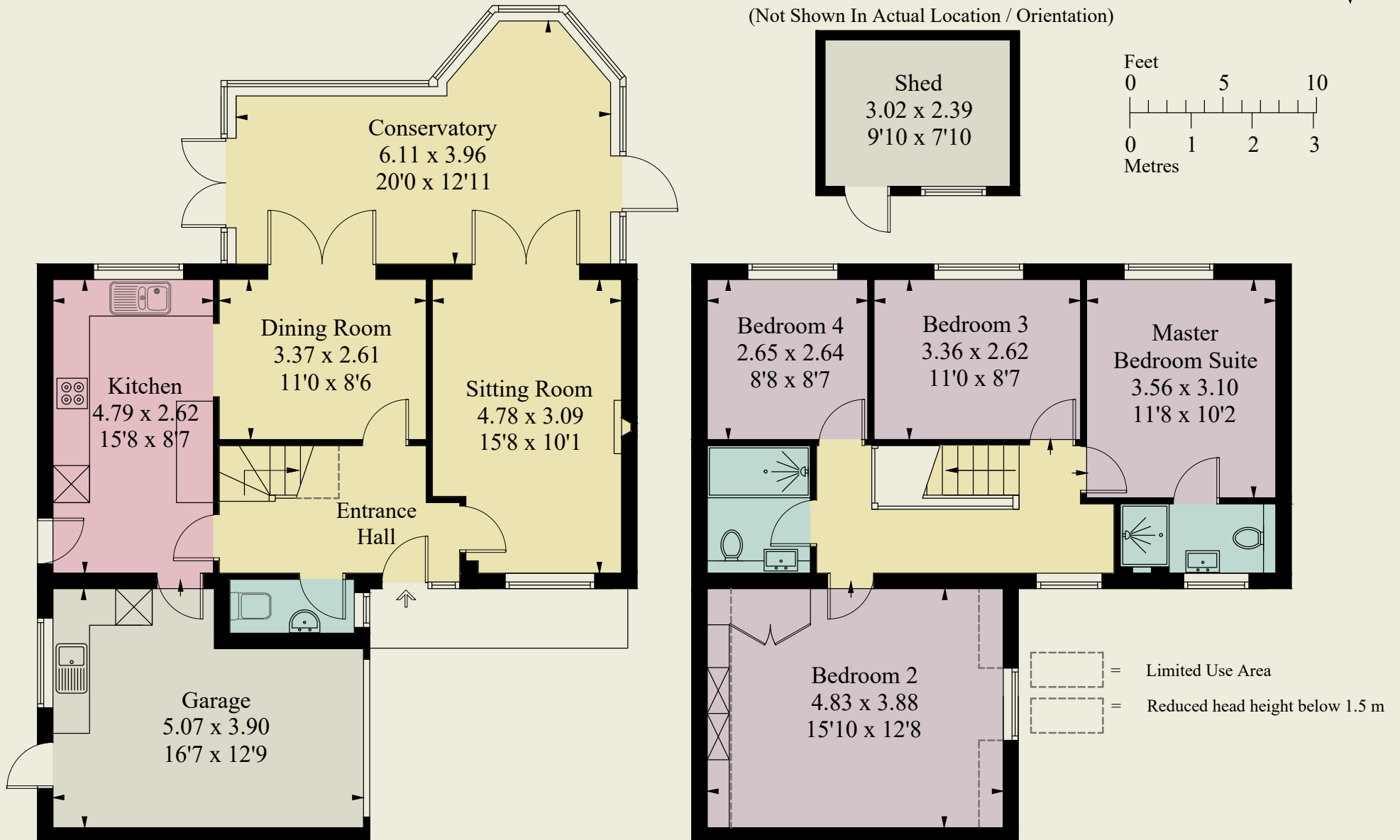
Limited Use Area = 2 sq m / 21 sq ft

Shed = 7 sq m / 75 sq ft

Total = 157 sq m / 1689 sq ft



(Not Shown In Actual Location / Orientation)



CREATESPACE DESIGN ref 471

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



## GENERAL INFORMATION

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

**Energy Performance Rating:** D / 64

**Postcode:** RG20 6QT

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

## VIEWING

Strictly by prior 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 into the High Street. The driveway for Bakehouse will be found just after Compton Stores on the left hand side.



## 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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