



# BUILDING PLOT ♦ 31A HORN STREET

COMPTON ♦ WEST BERKSHIRE

**Warmingham**  
www.warmingham.com



# BUILDING PLOT

## ◆ 31A HORN STREET

COMPTON ◆ WEST 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)

Nestling in a pretty conservation area, quietly situated within the scenic landscape of the rolling Berkshire Downslands between Newbury and Oxford in this popular village easily accessible for the fast A34 and M4, mainline railway station in Goring providing access to London Paddington in under the hour, and within close walking distance for the acclaimed Downs secondary school rated outstanding by Ofsted, highly revered village primary school, village shop and eatery.

A rare opportunity to purchase a building plot with approved planning permission for a 2 bedroom detached house of 750 sq ft. Occupying a delightful position on this popular historic part of the village, overlooking a large scenic pond.

A wonderful development opportunity afforded, in a delightful setting, early viewing is advised.

◆ Planning Permission, Building Regulations Approval and Consent to Commence Works Have All Been Approved

◆ New Detached 2 Bedroom Residence of 750 sq ft with Block Paving Driveway to the Front and Rear West Facing Private Garden



### SITUATION

The quiet, rural village of Compton is set in the folds of the rolling Berkshire Downslands, 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, Moultsford 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.

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.

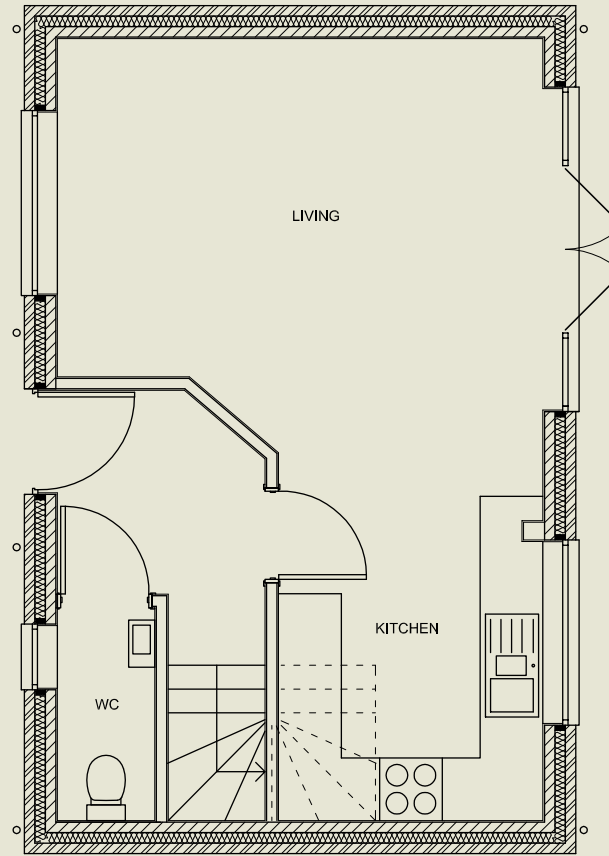
### BUILDING PLOT - 31A HORN STREET

The building plot occupies a delightfully mature position within this highly regarded village, within scenic surroundings. The plot itself benefits from being within close walking distance to the village amenities and superb schooling.

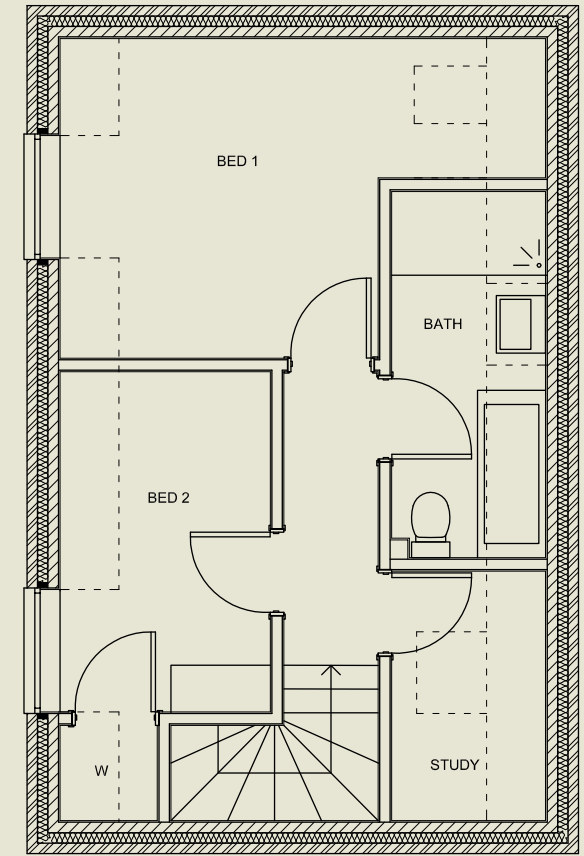
Full planning permission is granted for a 2 storey detached house of approximately 750 sq ft.

Please see West Berkshire Council planning portal for full details of the planning permission, quoting the following planning reference: 22/01175/COND1, or enquire at the offices of Warmingham & Co. The planning permission was granted in 4th May 2022 and lasts for a period of 3 years.

A wonderful opportunity afforded, for either private buyers or development companies seeking a development opportunity, early viewing is advised.

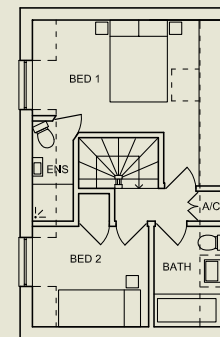
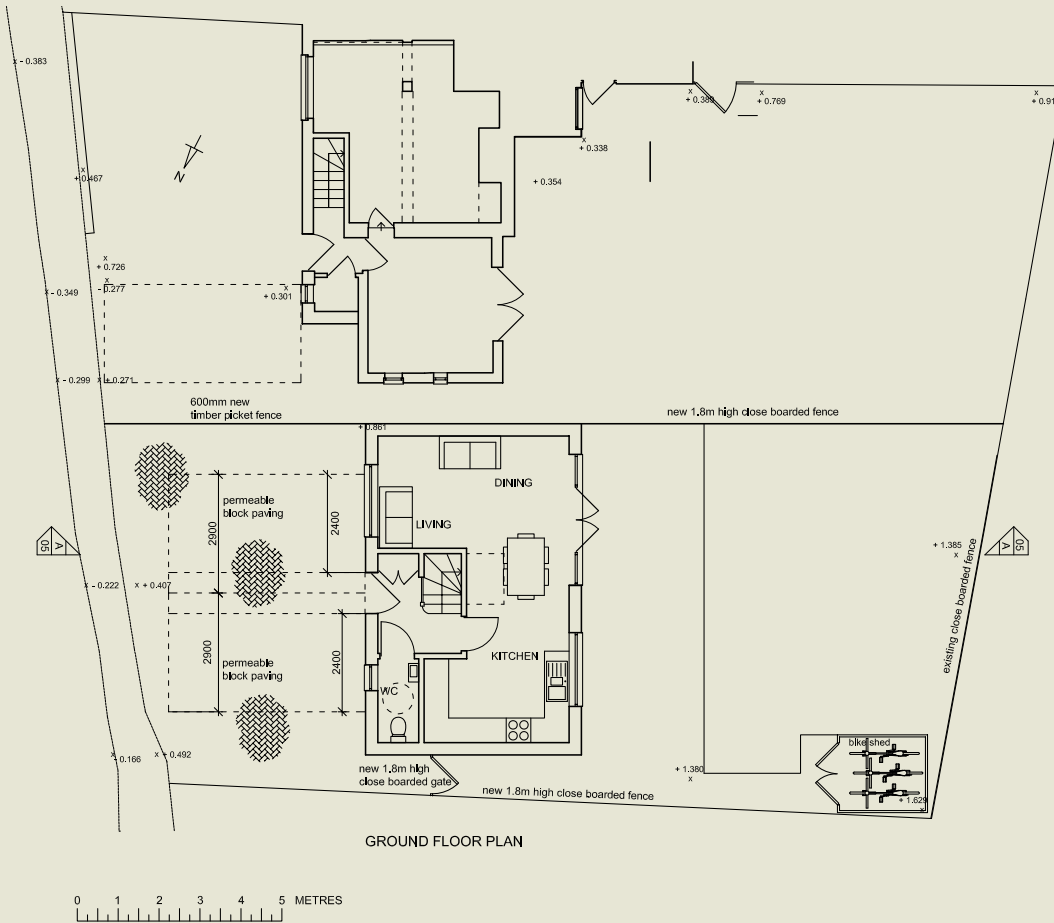


GROUND FLOOR PLAN



FIRST FLOOR PLAN





## GENERAL INFORMATION

**Services:** Mains water and drainage are connected to neighbouring properties. Interested parties should make their own enquiries of the relevant utility companies as to further connections.

**Postcode:** RG20 6QS

**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. The plot will be found on the left-hand side in a further 150 yards to the right of 31 Horn Street.

## 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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