



CHURCH HOUSE

ALDWORTH ROAD ♦ COMPTON ♦ WEST BERKSHIRE





CHURCH HOUSE

ALDWORTH ROAD ♦ COMPTON ♦ WEST BERKSHIRE

Newbury - 11 miles ♦ Oxford & M40 - 18 miles ♦ Reading - 14 miles ♦ Didcot - 7 miles ♦ Goring-on-Thames - 6 miles ♦ A34 at East Ilsley - 2.5 miles ♦ M4 at Chieveley (J13) - 7 miles ♦ Mainline Stations at Didcot, Goring-on-Thames, Newbury (Distances approximate)

Quietly situated on the fringe of this quintessential English village, lying within the scenic landscape of the rolling Berkshire Downs between Newbury and Oxford in a popular village easily accessible for the fast A34 and M4 and within walking distance for the acclaimed Downs Secondary School and highly revered village Primary School, village shop and eatery; and mainline railway station in Goring-on-Thames providing access to London Paddington in under the hour.

Occupying a simply delightful setting with mature gardens and grounds, afforded stunning far-reaching rural views, within an overall plot of approximately 1/3 of an acre, Church House is a stunning individual home, which blends modern and contemporary open plan yet elegant accommodation with stylish and high-quality fixtures & fittings, extending to approximately 2518 Sq ft, yielding great light and proportions, including 5 bedrooms, 3 bathrooms and 3 reception rooms, plus a detached double garage.

An impressive home with contemporary features, the property enjoys a stunning situation encapsulating beautiful views providing for a delightful family home.

- ♦ Quintessential English Countryside Location Within Close Driving Distance Of Extensive Amenities, Schooling, and Mainline Railway Station To London Paddington In Well Under The Hour
- ♦ Enjoying Stunning Far-Reaching Rural Views, A Rare Opportunity To Acquire A Contemporary Home Set In Approximately 1/3 Of An Acre Of Gardens, Extending In All To Approximately 2518 Sq Ft
- ♦ Private Driveway With Spacious Parking Courtyard
- ♦ Detached Double Garage
- ♦ Reception Hall
- ♦ Cloakroom
- ♦ Sitting Room with Woodburner
- ♦ Dining Room
- ♦ Kitchen
- ♦ Utility Room
- ♦ Store Room with washing machine and tumble drier
- ♦ Bedroom 5
- ♦ Bathroom
- ♦ Landing
- ♦ Main Bedroom & En-Suite Shower Room
- ♦ 3 Further Bedrooms
- ♦ Family Bathroom
- ♦ Cupboard with sink
- ♦ Extending In All To Approximately 2518 Sq Ft
- ♦ Stunning Gardens & Grounds Extending To Approximately 1/3 Of An Acre With Large Pond and Lawn Area



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 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 prominent racing yard still existing in the village and with many other well-known training establishments in the 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 M40) 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, with the full service scheduled to commence shortly, which together with the completed electrification of the line has significantly improved travelling times to East and West destinations.

PROPERTY DESCRIPTION

Church House was designed and built in the late 1960's. An appealing and distinctive style incorporating a traditional build, but benefitting from much investment by the current owner, including a fully fitted kitchen, new family bathroom and ensuite shower room, new double glazed wooden sash windows and bifold doors to the garden, part engineered oak flooring, replumbing and rewiring throughout, new oil fired boiler in 2022, with a 7 year guarantee, new radiators and new flat roofs.

Internally, most spacious and well-appointed contemporary accommodation is afforded, with a wealth of stylish features to be found, extending to approximately 2518 Sq Ft. Incorporating a beautiful sitting room which offers dual aspect views and features a limestone fire surround and woodburner, open plan kitchen and dining room, utility room, study with Neville Johnson wooden shelving, as well as Bedroom 5 with ensuite to the downstairs which could be self contained, if required. Upstairs there are 4 bedrooms, main bedroom has an ensuite shower room and features wonderful views of the rolling fields which neighbour the property. One of the bedrooms is currently being used as a dressing room and has Neville Johnson installed fitted wardrobes and units. The family bathroom is a modern white suite with bath and separate shower. On the landing is loft access which has a drop down ladder and is fully boarded and insulated.

A simply wonderful opportunity afforded, and quite rare indeed to the open market, early viewing of Church House is highly recommended.



OUTSIDE

A walled entrance flanked by mature hedging opens thorough onto a spacious brick paviour driveway, with the double garage on the right hand side and an enclosed front garden which is well planted with clipped hedging and borders containing a variety of interesting plants and shrubs together with a number of specimen trees.

The main rear garden area is simply wonderful, with beautifully colourful planting providing a haven to enjoy throughout the seasons, affording a most encapsulating environment and view of the rolling hills which is breath-taking. There is a large pond in the middle of the garden.

Simply stunning, and beautifully mature and well cared for, the gardens themselves are only enhanced by the peaceful setting, and in all, extend to approximately 1/3 of an acre.



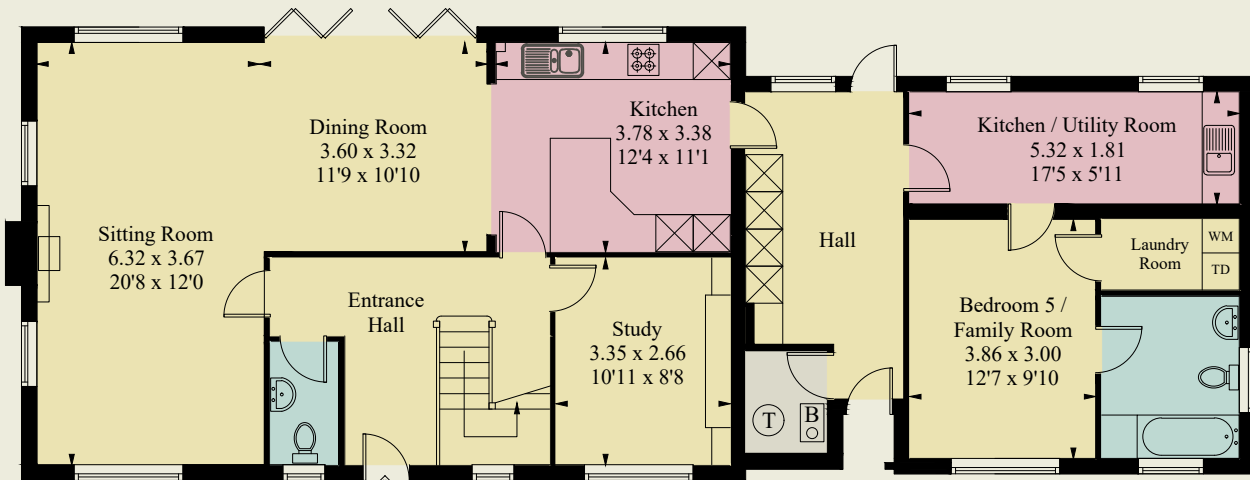
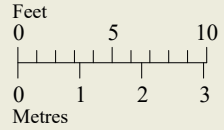


Church House, Compton, Berkshire, RG20 6RD

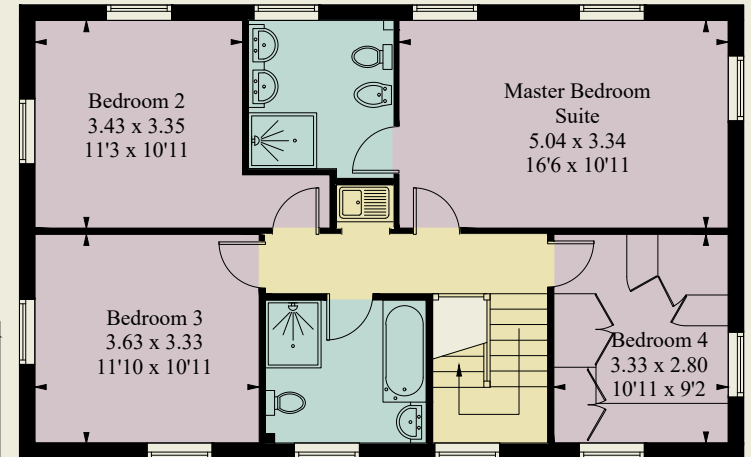
Approximate Gross Internal Area = 200 sq m / 2152 sq ft

Garage = 34 sq m / 365 sq ft

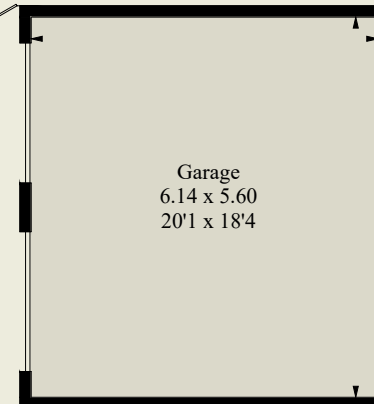
Total = 234 sq m / 2518 sq ft



Ground Floor



First Floor



CREATESPACE DESIGN ref 334

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



GENERAL INFORMATION

Services: Mains water, electricity and drainage are connected. Central heating and hot water from New Oil Fired boiler. The property also benefits from having 3 solar panels, to provide hot water in the summer months.

Council Tax: F

Energy Performance Rating: D / 60

Postcode: RG20 6RD

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-on-Thames turn left and proceed down the High Street across the river bridge and up to the top of Streatley High Street where at the traffic light continue straight ahead onto the B4009 road to Newbury. Continue up the hill and in a further 2 miles, after passing through the village of Aldworth, turn right opposite the thatched Four Points public house signposted for Compton. Follow this road for a further 2 miles and proceed down the hill for about 200 metres and Church House will be found on the right hand side before the Church.



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.



Warmingham
www.warmingham.com

01491 874144

4/5 High Street, Goring-on Thames
Nr Reading RG8 9AT

E: sales@warmingham.com

www.warmingham.com

