



4 CHURCH FARM BARN

COMPTON ♦ BERKSHIRE

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♦ Goring on Thames (London/Paddington under the hour) 6 miles ♦ Didcot(London/Paddington under the hour) 8 miles ♦ Reading 14 miles (London/Paddington 27 minutes) ♦ M4 at Chieveley (J 13) 7 miles ♦ A34 at East Ilsley 2.5 miles ♦ Newbury 11 miles Abingdon 11 miles ♦ Oxford 17 miles

Occupying a commanding elevated position affording far reaching rural views and being set in mature landscaped gardens and grounds in this picturesque village situated between Newbury and Oxford in an area of 'Outstanding Natural Beauty' surrounded by the scenic rolling countryside of the Berkshire Downlands. A simply stunning conversion of a former period farm building, with spacious beamed accommodation of approx. 2,080 sq ft in a flexible arrangement incorporating vaulted ceilings, galleried reception areas, numerous highly innovative contemporary features.

- ♦ Raised Open Entrance Porch
- ♦ Galleried Reception Hall
- ♦ Cloakroom
- ♦ Kitchen / Breakfast Room
- ♦ Utility Room
- ♦ Bedroom Suite With En-Suite Bathroom / Family Room

- ♦ Galleried Landing Overlooking Reception Hall
- ♦ Galleried Landing Overlooking Sitting Room
- ♦ Open Plan Galleried Sitting Room / Dining Room With Scandinavian Log Burner
- ♦ 2 Bedroom Suites
- ♦ 1 Further Double Bedroom

- ♦ Private & Mature Gardens & Grounds

- ♦ Glorious Far Reaching Views

- ♦ Private Parking



LOCATION

The quiet rural village of Compton lies in a gentle fold on the rolling Berkshire Downlands in an "AONB". Situated to the North of Newbury the village enjoys a delightful unspoilt location whilst having the advantage and convenience of access to an excellent road network and with trains for London available locally as well.

Historically Compton is steeped in farming and country lore and this continues today with also the association with horse racing. The village has a beautiful flint walled Parish church and many period properties reflecting its long architectural heritage. In the village there is a Village Post Office, Barbers, a Primary School and the highly regarded "The Downs" secondary school, which has attained high levels of academic success and now boasting a 6th form.

In addition to having its own well revered primary school and secondary school, locally the area is also extremely well served by an excellent range of both state and private schooling, of particular note; Bradfield College, Pangbourne College, Downe House, Cranford House, Moultsford Preparatory, Abingdon Boys and The School of St Helen & Katharine.

PROPERTY DESCRIPTION

Occupying a superb setting close to the Parish Church with gorgeous surrounding and unspoilt countryside the property enjoys a commanding elevated position affording far reaching rural views.

A recently converted period farm building of great charm and architectural merit, the building is an interesting mixture of both traditional brick and timber elevations under two complimentary pitched clay tiled roofs, and has been the subject of a sympathetic and skilful conversion into a

magnificent private residence.

An especially stunning interior reflects the careful retention and enhancement of its original construction displaying a wealth of exposed structural timbers, vaulted ceilings, and galleried landings / reception areas, together with a 'state of the art' approach to internal design and arrangement. Features include a fabulous fitted Kitchen / Breakfast Room with granite work surfaces, impressive Sitting Room / Dining Room having vaulted ceiling and galleried landing above with feature Scandinavian Log Burner and French doors leading to the rear garden, and innovative Bath Rooms and Shower Rooms. There is also a sophisticated under-floor central heating system to the ground floor with stone flooring to most rooms adding to the overall warmth and feel of the property.

The accommodation throughout is an absolute treat, being visually stimulating and most impressive, and will appeal to connoisseurs of traditional property that embrace contemporary harmony.

OUTSIDE

From Aldworth Road the property shares access over a private gravelled driveway which leads up to the mainly lawned frontage and adjacent forecourt which affords parking to the property. A flagged stone pathways leads up to the Covered Porch which makes way to the open aspect Entrance Hall with attractive planted shrubs flanking on one side. The driveway affords an attractive aspect with views over the Parish Church to the left and adjoining rolling countryside to the right.

4 Church Farm Barn stands well back in landscaped gardens and grounds occupying an elevated position with its mainly lawned gardens extending across to the rear hedged boundary which adjoins open farm land. Across the rear of the house enjoying a sheltered aspect is a wide flagged terrace perfect for 'Alfresco Dining' and which is conveniently approached off the Sitting Room via French doors.

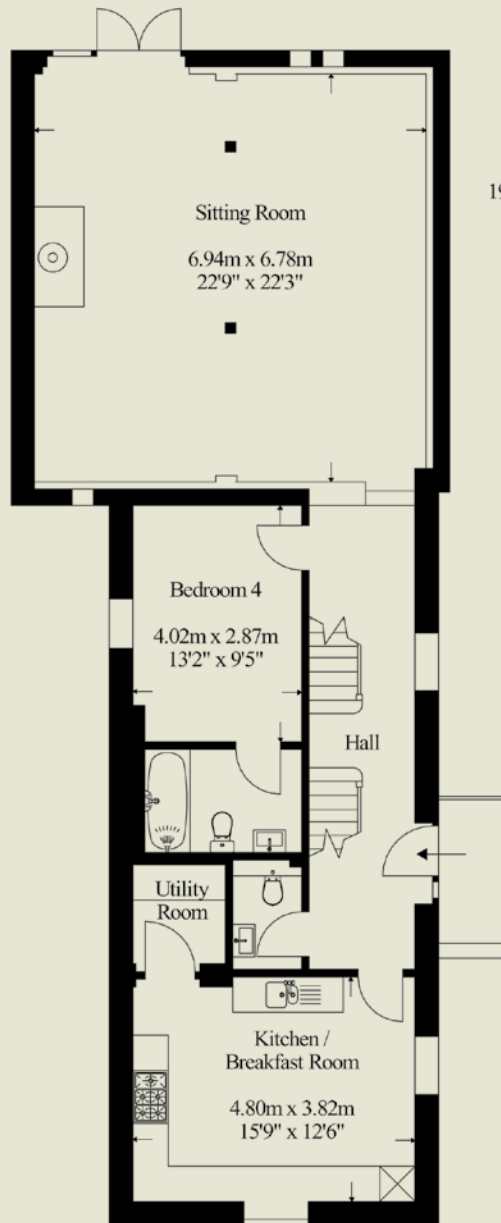
Beyond the private hedged rear boundary glorious far reaching views of the adjoining rolling countryside are to be found in abundance affording great peacefulness and tranquillity.





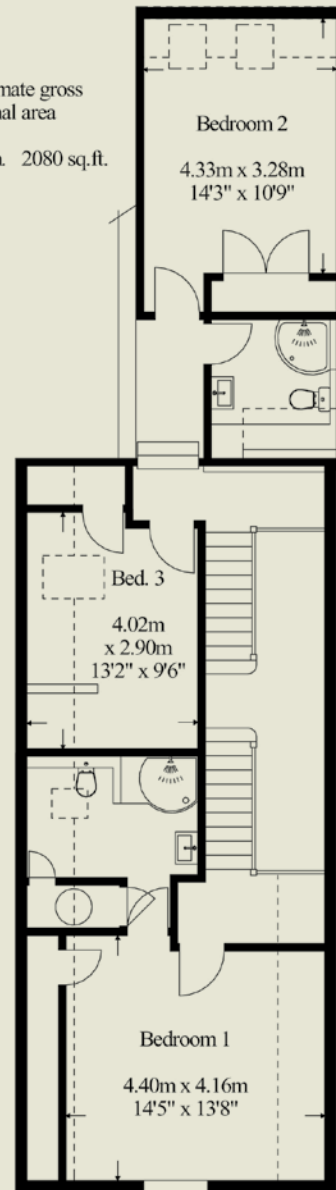
4 Church Farm Barns, Compton.

Scale: 1 2 3 Metres
5 10 Feet



Ground Floor

Approximate gross
internal area
193.27 sq.m. 2080 sq.ft.



First Floor

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GENERAL INFORMATION

Services: Mains electricity, water and drainage are connected to the property. Central heating from Calor gas fired boiler (Provided via metered underground tank).

Council Tax:

EPC Rating: D

Postcode: RG20 6RD.

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

DIRECTIONS

From our offices in the centre of Goring turn left and proceed down the High Street continue over the River bridge and up to the traffic lights at the top of Streatley High Street. Continue straight across onto the Aldworth Road and in a further 2¼ miles after passing on the further side of Aldworth turn right for Compton opposite the Four Points Public House. Follow this road for a further 2½ miles and on reaching Compton turn right in to a gravel track just before the parish church. 4 Church Farm Barn will be found within the entrance to the courtyard off on the right hand side.

VIEWING

Strictly by appointment through Warmingham.

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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