



1 SHENSTONE VILLAS

ILSLEY ROAD ♦ 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 (J13) 7 miles ♦ A34 at East Ilsley 2.5 miles ♦

Newbury 11 miles ♦ Abingdon 11 miles ♦ Oxford 17 miles

(Distances and times approximate)

On the edge of this popular Berkshire Downland Village surrounded by scenic undulating countryside designated an area of 'Outstanding Natural Beauty', and conveniently located for access to the A34, M4 and mainline stations at Didcot or Goring on Thames for London Paddington in under the hour.

A lovely presented semi detached house offering generous accommodation of 3 reception rooms, 4 bedrooms and 2 bathrooms with large frontage and garden with detached office and wonderful field views.

- ♦ Enclosed Porch
- ♦ Entrance Hall
- ♦ Dining Room
- ♦ Sitting Room
- ♦ Kitchen Breakfast Room
- ♦ Utility Room

- ♦ Landing
- ♦ Main Bedroom with En-Suite Shower Room
- ♦ 3 further Bedrooms
- ♦ Family Bathroom with Bath and Separate Shower

- ♦ Attached Car Port
- ♦ Driveway

- ♦ Private Garden

- ♦ Accommodation of Approximately 1,786 sq ft including Garden Room



SITUATION

Compton is a quiet rural village set in a fold of the Berkshire Downs surrounded by beautiful undulating countryside designated an A.O.N.B., and conveniently situated between Newbury and Oxford with easy access to the fast A34 which links to the M4 and with a choice of mainline stations in the local area providing commuter services up to London Paddington in under the hour, the closest being at Goring on Thames.

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 Public House 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

Built in the early 1960's of traditional design with red brick elevations and pitched tiled roof, 1 Shenstone Villas has been extended and refurbished by the current owners to offer a beautifully presented family home. Entrance is into an enclosed porch area, then into the hallway with staircase and lovely oak flooring which runs through into the sitting and dining room. The sitting room has a double-sided wood burner, serving both the sitting room and kitchen breakfast room. In the sitting room it has a sandstone surround. The dining room has an electric fire inset onto the wall. At the back of the house is the kitchen breakfast room. Fully fitted with modern gloss units and granite worktop and island, it looks out onto the garden and bi-fold doors allow for direct access for a perfect connection to outside. There is a separate utility room with plenty of storage and stable back door. Upstairs there is a generous landing area with loft access. The loft has a loft ladder and is fully boarded, with potential to extend and create further accommodation, subject to planning permission. The main bedroom has fitted built in wardrobes and an ensuite shower room. There are 3 further bedrooms and family bathroom with claw-foot bath and corner shower.

OUTSIDE

The hedged boundary leads onto the gravelled driveway with parking for multiple cars. There is a wooden car port to the side for further parking and this has electricity, EV Charger and turntable. A gate takes you to the rear garden. A wide terrace runs across the back of the house offering plenty of seating areas and outdoor social dining and entertaining. The remainder garden is laid to lawn with shrubs and planting to the borders. At the back is a raised area for further seating and adjoining the fields behind, for a most private and peaceful outlook to enjoy the evening sun. A detached garden room has multiple uses and is fully wired for electrics. The gardens compliment this lovely home.



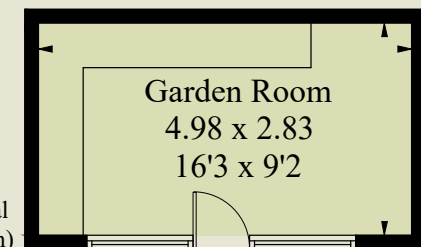
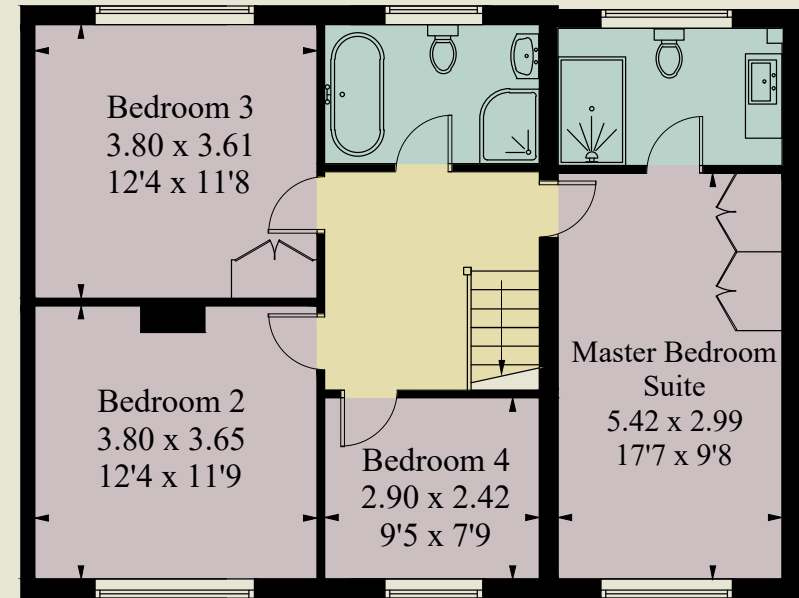
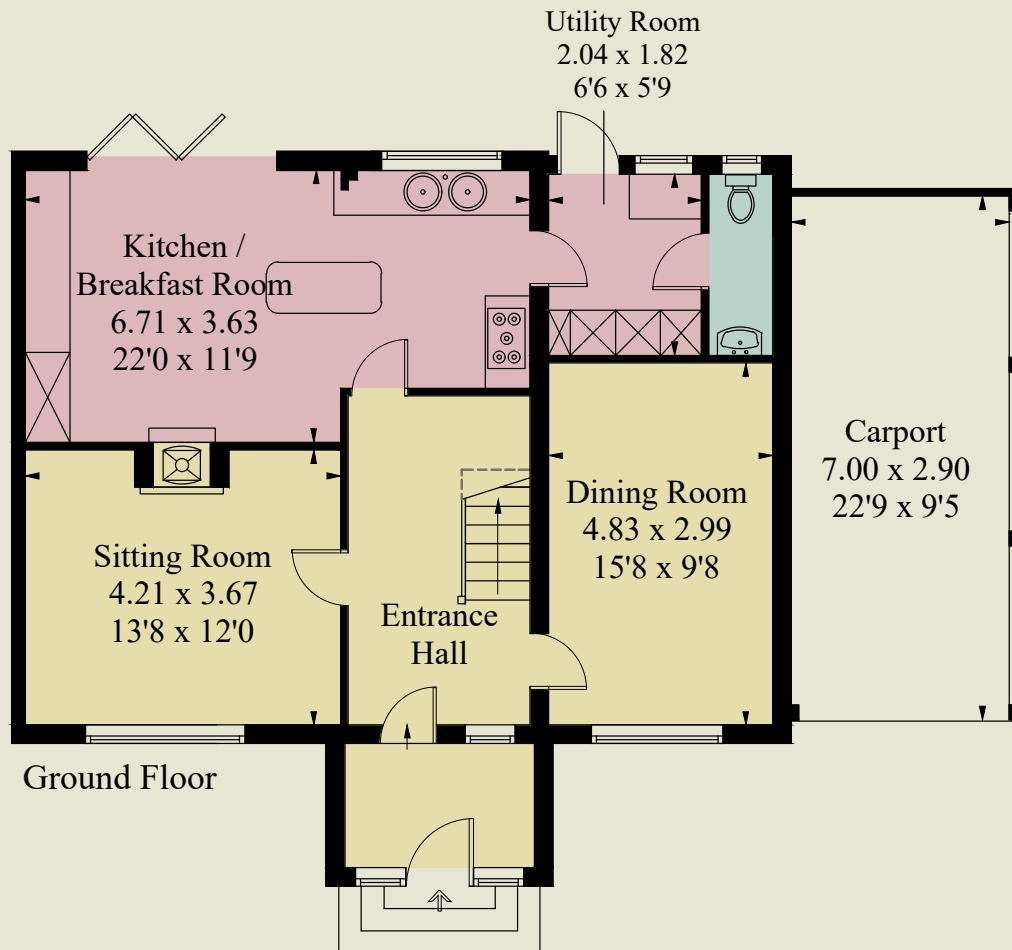
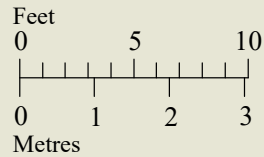
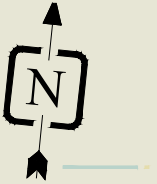


1 Shenstone Villas, Ilsley Road, Compton, Berkshire, RG20 7PG

Approximate Gross Internal Area = 152 sq m / 1636 sq ft

Outbuildings = 14 sq m / 150 sq ft

Total = 166 sq m / 1786 sq ft



(Not Shown In Actual
Location / Orientation)

CREATESPACE DESIGN ref 600

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 from oil fired boiler located in the car port.

Council Tax: E

Energy Performance Rating: C / 69

Postcode: RG20 7PG

Local Authority: West Berkshire Council
Council Offices, Market Street, Newbury, RG14 5LD.
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 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 continue through the central part of the village and out to the further end and 1 Shenstone Villas will be found on the right side just as you leave the village.

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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