



2 SHEPHERDS RISE

COMPTON ♦ BERKSHIRE

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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)

Situated within the scenic landscape of the rolling Berkshire Downlands 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, this stunning residence, set in approximately 0.16 of an acre, affords most inspired spacious accommodation, with detached garage and garden studio, in all extending to approximately 1,405 sq ft, providing for a spacious and stylish family home, with reception room, 4 bedrooms, and a family bathroom.

♦ A Delightful Contemporary Family Home Set In Approximately 0.16 Of An Acre, With Detached Garage & Garden Studio, In All Extending To Approximately 1,405 Sq Ft

♦ Quiet Village Location Within Close Walking / Driving Distance Of Extensive Amenities, Outstanding Schooling, Mainline Railway Station To London Paddington & Scenic Riverside

♦ Private Driveway

♦ Reception Hall

♦ Kitchen

♦ Sitting Room With Fireplace & Log Burner

♦ Inner Hall

♦ 4 Bedrooms

♦ Family Bathroom

♦ Detached Garage

♦ Garden Studio

♦ Landscaped Attractive & Mature Gardens & Grounds With Summerhouse & Shed Extending To Approximately 0.16 Of An Acre



SITUATION

The quiet, rural village of Compton is set in the folds of the rolling Berkshire Downlands, 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, 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 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, with the full service scheduled to commence in 2021, which together with the completed electrification of the line has significantly improved travelling times to East and West destinations.

2 SHEPHERDS RISE

Conveniently situated between Newbury and Oxford within the quiet heart of this popular Berkshire Downland village, designated an area of 'Outstanding Natural Beauty', surrounded by scenic rolling countryside, easily accessible for the A34 and M4 and within but a few minutes' walk of the acclaimed Downs Secondary School, revered village primary school, village shop and eatery, and just a short drive to the mainline railway station in Goring-on-Thames, providing access to London Paddington in under the hour.

The property sits well back in its spacious gardens and grounds, which extend to approximately 0.16 of an acre, wrapping their way around the property, affording great privacy, and an exceptionally attractive backdrop upon which to enjoy from the house itself, affording great light throughout the day, and many notable and colourful species flanking the lawned gardens.

Having traditional red brick elevations under a pitched tiled roof, the property presents itself as a modern and contemporary family home which extends to approximately 1,105 sq ft internally, affording a delightfully traditional yet open plan layout, with reception room, 4 bedrooms, and a family bathroom, as well as the detached garage and garden studio, with additionally. There also being a delightful summerhouse and garden shed.

Attractively presented throughout, with many notably stylish fixtures and fittings, the property benefits from an open aspect leading out from the main reception rooms onto the pretty stone laid terraces, overlooking its gardens and grounds, perfect for inside outside living.

With a most impressive design and lifestyle is to be enjoyed, 2 Shepherds Rise is a simply delightful family home in a superb central location.





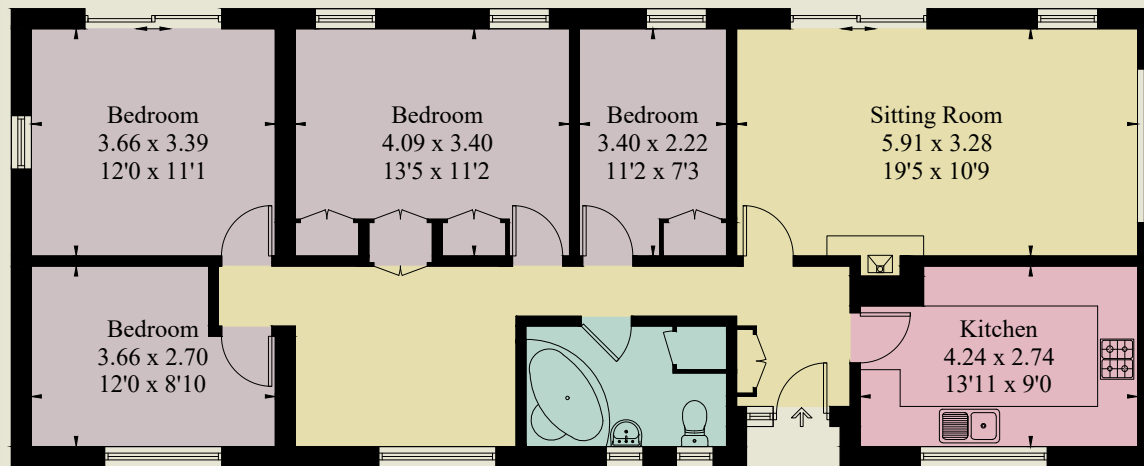
2 Shepherds Rise, Compton, Newbury, RG20 6RA

Approximate Floor Area = 102.7 sq m / 1105 sq ft

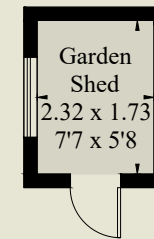
Outbuildings = 17.5 sq m / 188 sq ft

Garage = 10.3 sq m / 111 sq ft

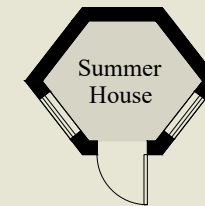
Total = 130.5 sq m / 1405 sq ft



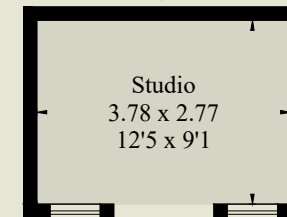
Ground Floor



(Not Shown In Actual
Location / Orientation)

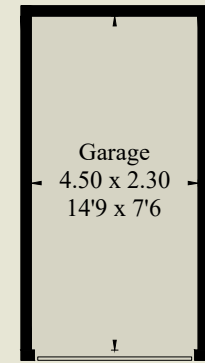


(Not Shown In Actual
Location / Orientation)



(Not Shown In Actual
Location / Orientation)

Outbuildings



(Not Shown In Actual
Location / Orientation)



GENERAL INFORMATION

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

Council Tax: TBC

Energy Performance Rating: 58 | D

Postcode: RG20 6RA

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 follow through the village passing the Church and just by the Primary School, turn left into Burrell Road, then the 2nd left into Shepherds Mount, and Shepherds Rise be found a short way off on the left hand-side, with No 2 being the second in on the left.

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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