



10 SHEPHERDS MOUNT

COMPTON ♦ BERKSHIRE

Warmingham

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10 SHEPHERDS MOUNT

COMPTON ♦ 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)

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.

A spacious detached 3/4 bedroom & 4/5 reception room home affording spacious and flexibly arranged accommodation with detached garage extending in all to approximately 1,410 sq ft, set in delightfully secluded mature gardens & grounds of approximately 0.12 of an acre enjoying a Westerly aspect.

♦ A Delightful Contemporary Family Home Set In Approximately 0.12 Of An Acre, With Detached Garage, In All Extending To Approximately 1,410 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

♦ Entrance Lobby
♦ Reception Hall
♦ Cloakroom
♦ Kitchen
♦ Sitting Room With Fireplace
♦ Dining Room

♦ Study
♦ Bedroom 4 / Family Room
♦ Garden Room

♦ Landing
♦ Airing Cupboard
♦ 3 Bedrooms
♦ Family Bathroom

♦ Extending To 1,216 Sq Ft Internally

♦ Attractive & Mature Gardens & Grounds Extending To Approximately 0.12 Of An Acre

♦ Detached Garage Extending To Approximately 193 Sq Ft

♦ In All Extending to 1,410 Sq Ft



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.

PROPERTY DESCRIPTION

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.

Situated in an advantageous and commanding position on high ground and set well back from this quiet road, 10 Shepherds Mount is a spacious detached family home originally dating from the 1960's. Situated privately within mature gardens and grounds of approximately 0.12 of an acre, whilst modernisation throughout is warranted, the internal accommodation is most spacious, affording 3 bedrooms and a bathroom to the first floor, and 4th bedroom and 4 reception rooms as well as the kitchen to the ground floor, with the garage separately accessed from the outside.

A wonderful opportunity afforded, early viewing is advised.

OUTSIDE

The property is approached over a hardstanding driveway affording off road parking and leading to the attached garage. Flanking the driveway is a sizable front garden, laid to lawn with mature hedging. Access through either the vehicular up and over door or pedestrian side door is granted through the garage to the rear gardens and grounds.

To the rear, a terrace leads off the garden room, providing an excellent spot to sit out and enjoy the evening sun in the West facing garden. The principal garden is delightfully attractive, laid to lawn with established borders, shrubs, trees, and hedging to the timber fenced boundaries making the garden completely secluded.

In all the delightfully mature gardens and grounds extend to approximately 0.12 of an acre.

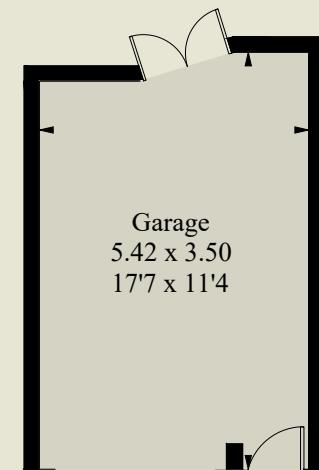
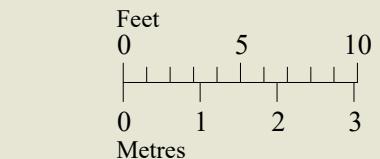
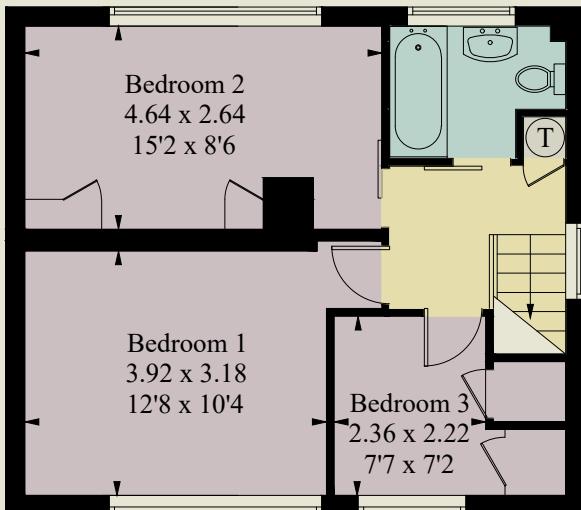


10 Shepherds Mount, Compton, RG20 6QZ

Approximate Gross Internal Area = 113 sq m / 1216 sq ft

Garage = 18 sq m / 193 sq ft

Total = 131 sq m / 1410 sq ft





GENERAL INFORMATION

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

Energy Performance Rating: F / 24

Postcode: RG20 6QZ

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 crossing over the river bridge and on reaching the top of the High Street continue straight across onto the Aldworth Road. Continue up to the top of the hill past the Golf Course and on the further side of the village of Aldworth turn right for Compton opposite the thatched Four Points Public House. On reaching Compton proceed down the hill into the village and turn left into Burrell Road opposite the Primary School. Keep left into Shepherds Mount, and No 10 will be found a short way up off on the right-hand side.

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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