



PANGSIDE

SCHOOL ROAD ♦ 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.

A beautifully presented 3 bedroom detached house within lovely wraparound gardens and with ample parking for 3 cars plus separate brick workshop.

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

♦ Private Parking For Three Vehicles

♦ Bricked Entrance Porch

♦ Reception Hall

♦ Under-Stairs Storage Cupboard

♦ Sitting Room With Log Burner

♦ Kitchen / Dining Room with Log Burner

♦ Landing

♦ 2 Double Bedrooms with Built In Storage

♦ 1 Single Bedroom

♦ Family Bathroom with Bath and Overhead Shower

♦ Detached Brick Workshop

♦ Extending To Approximately 1,044 Sq Ft

♦ Beautiful Wraparound Gardens & Grounds



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.

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.

PROPERTY DESCRIPTION

Built in 1930's, Pangside is a beautifully presented property with red brick elevations under a tiled roof. A deep bricked recessed porch serves as a useful log store and front door takes you into the hallway. There is a staircase and good storage underneath and the flooring is wood which runs through the whole of the ground floor. The sitting room overlooks the front and has a large bay window and log burner. The dining area comes off the kitchen and there are French doors leading onto the terrace for a delightful "al fresco" feeling. Off the kitchen is a useful utility room with back door. Upstairs, the family bathroom has a bath with overhead shower. There are 2 double bedrooms, both with built in storage and a single bedroom.

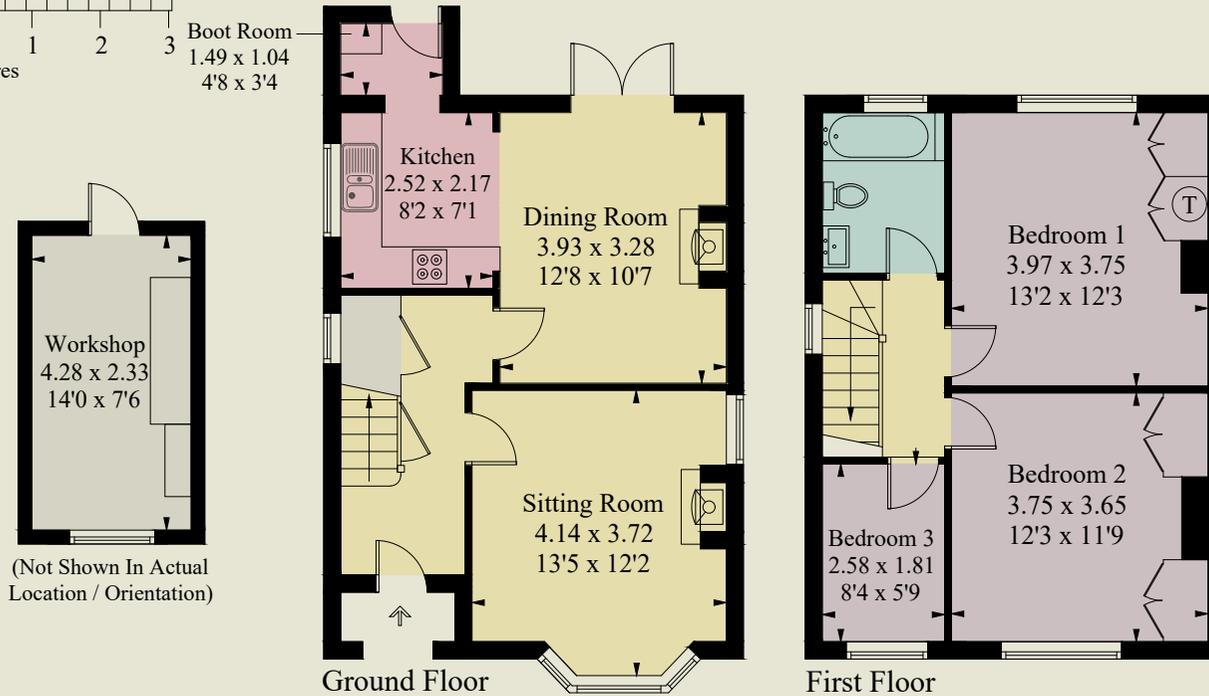
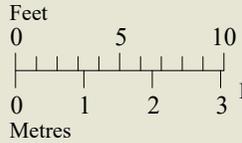
OUTSIDE

Pangside is set well back, situated privately from the road and attractively fronted with hedged boundaries. The gravelled driveway takes you to 2 parking spaces on the left and a third space swinging to the front in-between lawned areas. There is a detached workshop which provides storage space and it is connected to electricity, offering an opportunity to renovate, should it be required. Lawn runs round the property and there is an Acer and Silver Birch tree to the front. The property is adjacent to the village park and there is a gate allowing for easy access. At the back of the property is a lovely terrace and then lawn facing south west with bordering flowers.



Pangside, School Road, Compton, Berkshire, RG20 6QU

Approximate Gross Internal Area = 87 sq m / 936 sq ft
Outbuilding = 10 sq m / 107 sq ft
Total = 97 sq m / 1044 sq ft



CREATESPACE DESIGN ref 644

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

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: E

Energy Performance Rating: 58 D

Postcode: RG20 6QU

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 after the Primary School the property will be found on the left hand-side, over a gravelled driveway.

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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