



19 HORN STREET

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)

A newly renovated attractive contemporary yet character cottage centrally located in the village and dating from the late 1800's.

Nestling in a pretty conservation area, quietly situated within the scenic landscape of the rolling Berkshire Downlands between Newbury and Oxford in this popular village easily accessible for the fast A34 and M4, mainline railway station in Goring providing access to London Paddington in under the hour, and within close walking distance for the acclaimed Downs secondary school rated outstanding by Ofsted, highly revered village primary school, village shop and eatery.

♦ Excellent road and rail communications

♦ Convenient location close to the village centre with easy access for all amenities and schools

♦ Appealing Victorian Cottage

♦ Sitting Room with log burning stove

♦ Cloakroom

♦ Fully Fitted Kitchen

♦ 2 Double Bedrooms

♦ Shower Room

♦ Shed Storage

♦ Off Road Parking Space



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.

PROPERTY DESCRIPTION

19 Horn Street is the end of a short terrace of Victorian cottages and is believed to date from the 1880's. The property has traditional red and grey brick elevations under a pitched clay tile roof.

The cottage has been fully renovated offering beautifully presented accommodation, sympathetically in keeping with the character.

The front door opens into the sitting room, with a lovely log burning stove. To the right is the well fitted kitchen, with good quality fittings and appliances. There is a cloakroom at the bottom of the stairs and a rear door to an outside passageway. To the first floor is a large main bedroom, a smaller second double bedroom, and a beautifully presented shower room again with good quality fittings.

OUTSIDE

The cottage has a small area providing a small terrace frontage on to Horn Street. A shed further down the lane, provides good storage.




19 Horn Street, Compton, RG20 6QS

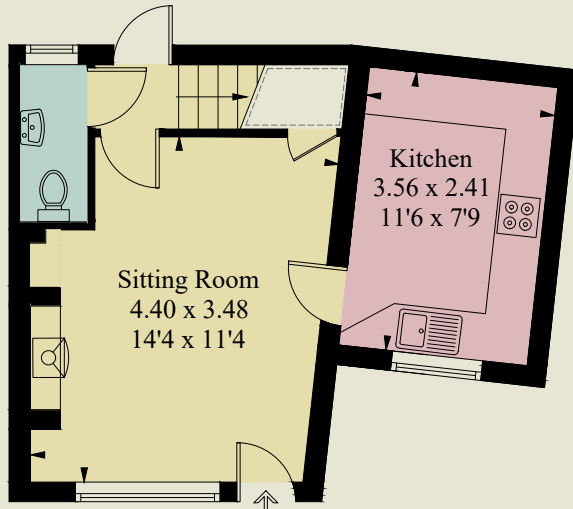
Approximate Gross Internal Area = 56 sq m / 602 sq ft

Limited Use Area = 3 sq m / 32 sq ft

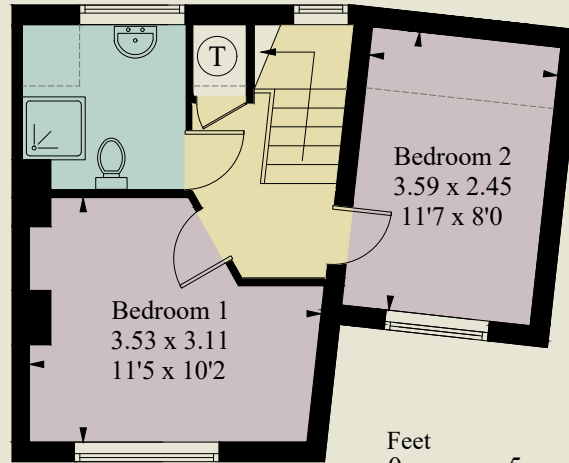
Total = 59 sq m / 635 sq ft



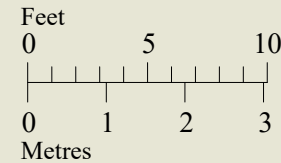
 = Reduced head height below 1.5 m



Ground Floor



First Floor



CREATESPACE DESIGN ref 180

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

GENERAL INFORMATION

Services: Mains water and electricity are connected. Super- fast broadband available for connection.

Energy Performance Rating: TBC

Postcode: RG20 6QS

Local Authority: West Berkshire District Council

Telephone: 01635 42400

VIEWING

Strictly by prior 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 continue into the centre of the village and turn right into Horn Street just before The Foinavon Hotel. The Cottage will be found on the left-hand side in a further 100 yards.

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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