



# 11 HORN STREET

COMPTON ♦ BERKSHIRE

**Warmingham**  
www.warmingham.com







# 11 HORN STREET

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)

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.

An attractive contemporary yet character cottage centrally located in the village and dating from the late 1800's, with beautifully presented accommodation having period features and with a Westerly rear garden approaching 100ft.

Incorporating numerous attractive features throughout in a simply delightful setting, early viewing is advised.

- ♦ Excellent road and rail communications
- ♦ Convenient location close to the village centre with easy access for all amenities and schools

- 
- ♦ Appealing Victorian Cottage
  - ♦ Walled Front Garden

- 
- ♦ Enclosed Entrance Porch
  - ♦ Reception Hall

- 
- ♦ Sitting Room with open Fireplace
  - ♦ Open plan Kitchen
  - ♦ Dining Room with Fireplace & Log Burner

- 
- ♦ Landing
  - ♦ Master Bedroom With Fireplace
  - ♦ 2nd Bedroom
  - ♦ Family Bathroom

- 
- ♦ Mature rear Gardens approaching 100ft
  - ♦ Shed
  - ♦ Greenhouse
  - ♦ Wendy House



## 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, Moultsford 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

11 Horn Street is the end of a short terrace of 3 dissimilar 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 and has in more recent years been refurbished incorporating casement period style UPVC pdg windows, a re-fitted kitchen and renewed entrance porch.

The enclosed entrance porch leads into the reception hall with solid wood floor, off which is the sitting room with open fire. To the rear is the contemporary fitted kitchen with granite work-surfaces and limestone floor also running through to the dining room with fireplace and log burner. To the first floor is a large master bedroom with fireplace and wide fitted wardrobe, second double bedroom, and spacious family bathroom with separate bath and shower, under floor heating and Karndean flooring.

Careful planning and attention has been paid to combine modern open plan living with that of a more traditional nature, with characterful features evident throughout.

## OUTSIDE

The Cottage has a brick walled frontage to Horn Street with a pedestrian gate opening into the attractive front garden, laid to lawn with mixed borders and pathway to the front door and side access to the rear.

The fantastic rear garden enjoys a private and sunny Westerly aspect and has a depth approaching 100 ft, mainly laid to lawn with fenced boundaries, planted beds and borders, Sycamore tree and a working area with vegetable garden, greenhouse and timber shed towards the rear. Directly off the kitchen is a spacious paved terrace perfect for 'al-fresco' dining overlooking the lawn, with a further decked terrace off to one side.

Most attractive and captivating, the gardens must be seen to be fully appreciated.

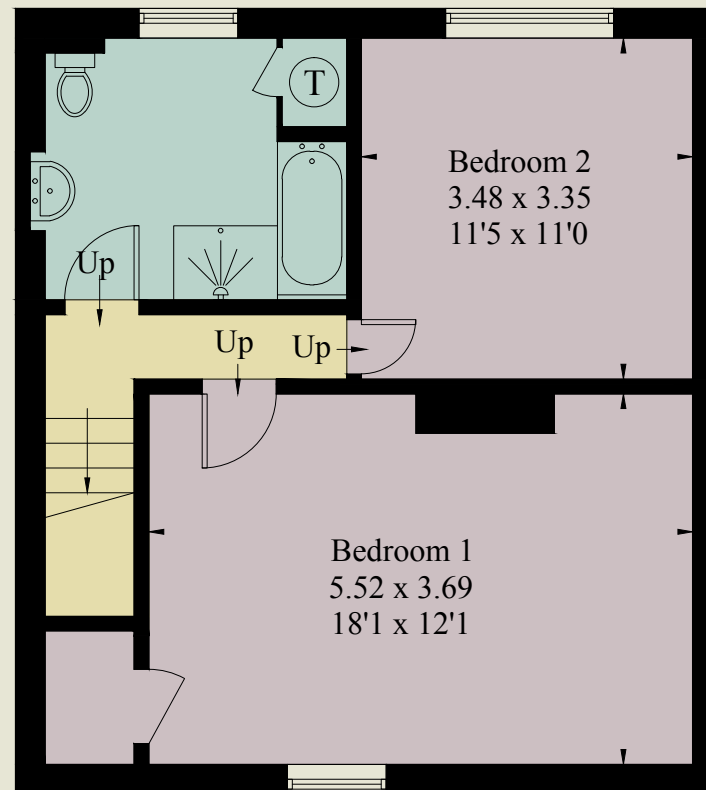
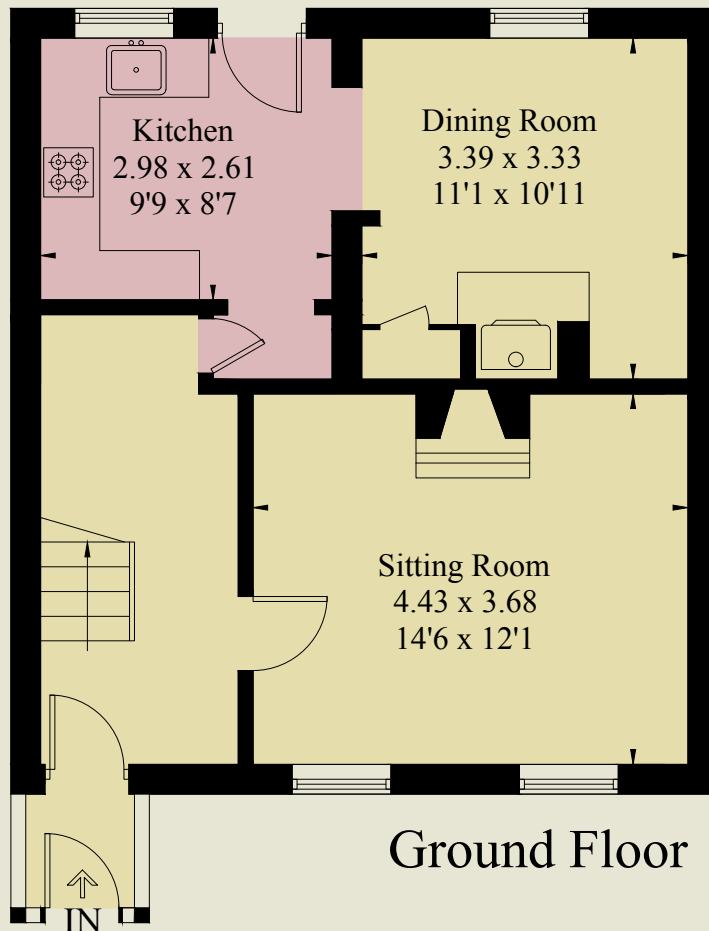






# 11 Horn Street, Compton, Newbury, RG20 6QS

Approximate Gross Internal Area  
97.8 sq m / 1053 sq ft



Floorplanz © 2016  
0845 6344080 Ref: 168846

This plan is for layout guidance only.  
Drawn in accordance with  
RICS guidelines. Not drawn to  
scale, unless stated. Windows &  
door openings are approximate.  
Whilst every care is taken in the  
preparation of this plan, please check  
all dimensions, shapes & compass  
bearings before making any  
decisions reliant upon them.





## GENERAL INFORMATION

**Services:** Mains electricity, water, and drainage are connected to the property. Central heating and hot water from energy efficient air source heat pump.

**Energy Performance Rating:** E / 53

**Postcode:** RG20 6QS

**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 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.



**01491 874144**

4/5 High Street, Goring-on Thames  
Nr Reading RG8 9AT

E: sales@warmingham.com

www.warmingham.com



