



4 WHITEWALLS CLOSE

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)

Occupying an elevated, quiet, location in this popular Downland village with its excellent schools and easy accessibility for Newbury, Reading, Oxford, the M.4. and for trains to London.

A traditional 4 bedroom detached family house superbly presented and enjoying attractive South facing gardens, driveway & double garage.

♦ Entrance Lobby

♦ Reception Hall

♦ Cloakroom

♦ Study/Family Room

♦ Sitting Room with Hallidays Fireplace

♦ Dining Room with bay window

♦ Contemporary fitted Kitchen

♦ Utility Room/Conservatory

♦ Master Bedroom En-Suite

♦ 3 Further Double Bedrooms

♦ Family Bathroom

♦ Double Garage

♦ Driveway Parking

♦ Mature secluded South facing Gardens



SITUATION

Compton is a quiet rural village set in a fold of the Berkshire Downs surrounded by beautiful undulating countryside designated an A.O.N.B., and conveniently situated between Newbury and Oxford with easy access to the fast A34 which links to the M4 and with a choice of mainline stations in the local area providing commuter services up to London Paddington in under the hour, the closest being at Goring on Thames.

The village has a long history with traces of Roman occupation and being mentioned in the Domesday Book of 1083 A.D. In recent years it has become a thriving village community still linked to Farming and the countryside and has a strong association with Horse Racing.

There is a beautiful flint walled Parish Church and in the village are many interesting period properties reflecting a rich architectural heritage. Local amenities include a Post Office/Stores, Barbers Shop, the Foinavon Public House & Hotel, Primary and Secondary Schools the latter being the highly regarded Downs School which boasts a Sixth Form. Just to the North of the village is the ancient Ridgeway Path which crosses the Downs eventually joining the Ickniel Way on its journey to East Anglia.

PROPERTY DESCRIPTION

Whitewalls Close comprises a limited collection of detached houses which have differing architectural designs and internal arrangements, situated in a superior cul-de-sac development built by Cala Homes in 1990/91.

Occupying an advantageous position in the Close enjoying a South facing rear aspect, 4 Whitewalls Close affords attractively laid out generous family accommodation, and is immaculately presented throughout.

To the ground floor the front door leads into an initial lobby/boot room, and though into the inner central reception hall, off which there is a Cloakroom, Study/Family Room, large double aspect Sitting Room with Hallidays Fireplace, Dining Room and Contemporary Kitchen with Utility/Conservatory Room beyond. To the first floor all rooms lead off the central landing with Master Bedroom with en-suite Bathroom, three further double Bedrooms and recently installed Family Bathroom. All bathrooms have tiled flooring with electric underfloor heating.

OUTSIDE

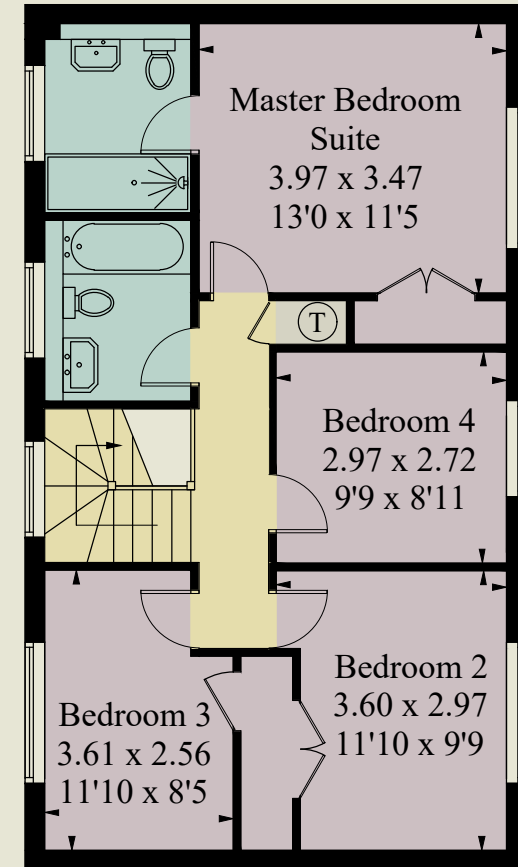
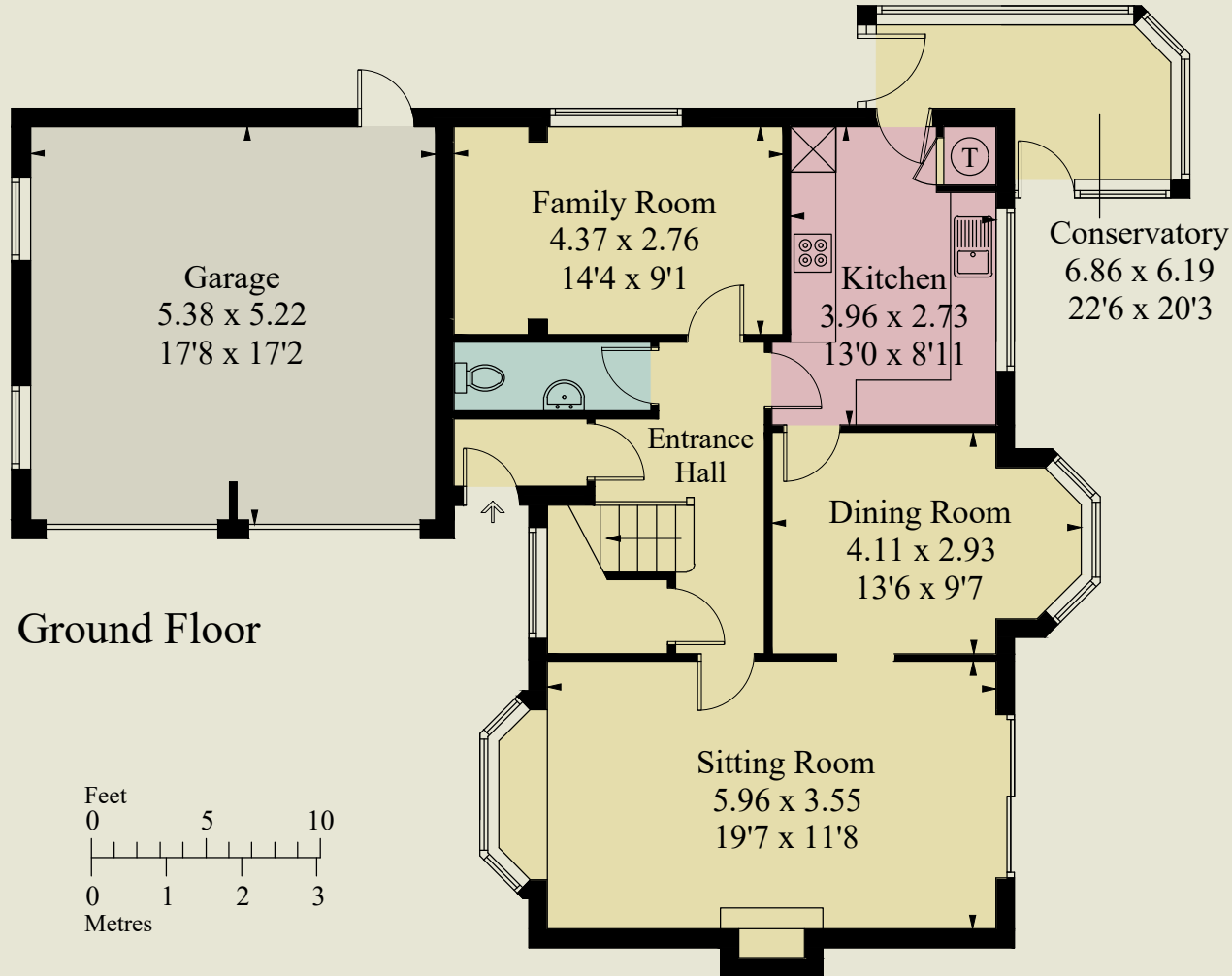
Across the frontage to the close there is a small lawned garden with mature shrubs to one end adding interest and shelter, adjoining the brick pavior private driveway providing ample parking space for numerous vehicles and leading to the attached double garage with side windows, light, power and rear pedestrian door. Around the further side of the house, a timber gate affords access to the rear.

The delightful South facing rear garden is fully enclosed and enjoys an excellent degree of privacy. A sandstone patio spans the rear of the house providing the perfect spot for outdoor dining and entertaining, and looks over a mainly lawned garden with attractive well stocked borders, and a pond to one corner, with a pathway leading around to the East side of the house where there is a useful working/storage area and pedestrian door into the garage.



4 Whitewalls Close, Compton, Berkshire, RG20 6QG

Approximate Gross Internal Area (including Garage) = 171 sq m / 1840 sq ft





GENERAL INFORMATION

Services: Mains water, electricity and drainage are connected to the property. Central heating and domestic hot water from electric boiler located in the Kitchen/Breakfast Room.

Council Tax: G

Energy Performance Rating: D / 56

Postcode: RG20 6QG

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 continue over the River bridge and up to the top of Streatley High Street. At the traffic lights continue straight across and proceed up Streatley Hill and the B4009 road to Newbury across the Downs. After passing through the village of Aldworth in 2 miles turn right opposite The Four Points Public House signposted for Compton. On arriving at Compton proceed down the hill into the village and after passing The Foinavon turn right into Cheap Street where at the top bear round to the right and the entrance to Whitewalls Close will be found a short way along on the left hand side. Continue into the Close and the property will be found along on the left 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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