



9 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 charming 2 bedroom character cottage with original features, set in beautifully colourful landscaped mature gardens & grounds with outside office.

♦ Part-Walled Front Garden With Gravelled Driveway

♦ Covered Entrance Porch

♦ Reception Hall

♦ Sitting Room With Log Burner

♦ Open Plan Kitchen / Breakfast Room

♦ 2 Double Bedrooms

♦ Family Bathroom

♦ Mature Beautifully Landscaped Gardens & Grounds

♦ Garden Room



SITUATION

Compton is a quiet rural village set in a fold of the Berkshire Downlands 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 Icknield Way on its journey to East Anglia.

PROPERTY DESCRIPTION

9 Horn Street is the middle property of a short terrace of 3 dissimilar Mid-Victorian Cottages, believed to date from around 1850. The property has traditional red and grey brick elevations under a clay tile roof with a dominant front gable to the front elevation, indicative of its greatly revered architectural heritage.

Entrance is into the hallway with stair access. The living room overlooks the front and it has a log burner. The kitchen/breakfast room has french doors leading to the garden. Upstairs there are 2 bedrooms and a family bathroom.

OUTSIDE

The Cottage has a part-walled frontage to Horn Street with a wide gravelled entrance driveway providing parking.

Approached from the kitchen / breakfast room there is an extensive attractively slate laid terrace area which is perfect for 'Al Fresco' dining, afforded an attractive outlook over a timber walkway flanked by a mature pond which leads through a pergola and to the main rear garden.

The mainly lawned rear garden enjoys a private south and west aspect and has a long depth approaching 100 ft altogether. There is a garden room which provides an excellent outside office.



9 Horn Street, Compton, RG20 6QS

Approximate Gross Internal Floor Area = 83 sq m / 893 sq ft



GENERAL INFORMATION

Services: Mains electricity, water, and drainage are connected to the property. Hot water from electric immersion tank. Central heating from electric heaters.

Energy Performance Rating: E / 39

Postcode: RG20 6QS

Local Authority: West Berkshire District Council

Telephone: 01635 42400

VIEWING

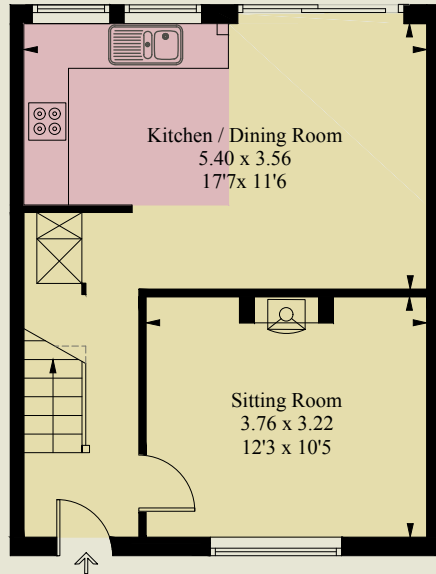
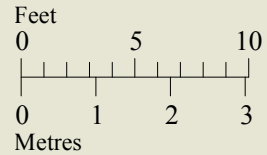
Strictly by prior appointment through Warmingham & Co

DIRECTIONS

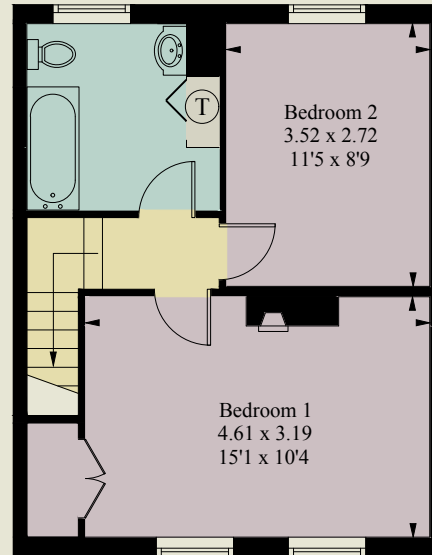
From our offices in the centre of Goring turn left and proceed down the High Street and over the river bridge continuing up to the top of Streatley High Street. At the traffic lights continue straight across on the B4009 Aldworth Road. In a further 2 ½ miles after passing through Aldworth turn right 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 Foiravon Public House. The Cottage will be found on the left hand side in a further 100 yards.

DISCLAIMER

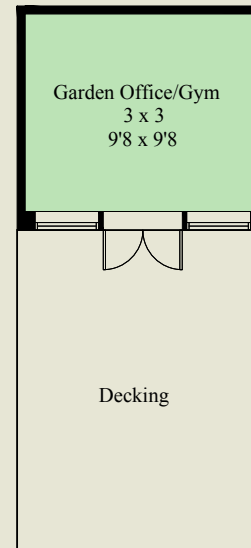
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Ground Floor



First Floor



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