



3 COMPTON MANOR

COMPTON ♦ BERKSHIRE



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Oxford - 16 miles ♦ Reading - 12 miles ♦ Newbury - 10 miles
♦ Abingdon - 10 miles ♦ Didcot - 9 miles ♦ Goring on Thames -
6 miles ♦ A34 at East Ilsley - 2.5 miles ♦ M4 at J13 - 6 miles,
at J12 - 10 miles (Distances approximate)

In scenic Downland countryside between Newbury and Oxford easily accessible for A34, M4 and trains to London, an attractive period property in converted Grade II listed former Manor House situated within walled gardens in the heart of this popular village.

♦ Period Entrance Porch

♦ Entrance Hall

♦ Sitting Room with Wood Burning Stove

♦ Dining Room

♦ Kitchen

♦ Utility Room

♦ Master Bedroom with Fitted Wardrobes and En-Suite Bathroom

♦ 2 Further Bedrooms

♦ Shower Room

♦ Garage

♦ Resident & Visitor Parking

♦ Communal Walled South Facing Gardens and Grounds



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 have 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

Compton Manor is an impressive period property centrally located in the village set within walled gardens and grounds. Dating from the 16th Century and listed Grade II, this imposing building was converted in the late 1980's into 6 eclectic apartments all of differing size, proportions and arrangement.

3 Compton Manor has a traditional 'Cottage' appearance with a grand period entrance Porch approached from the main garden and another approached from the gravelled forecourt and garaging area. The front door opens into an entrance hall with travertine tiled floor and leads to attractive beamed accommodation full of character arranged over the ground and first floors. The Dining Room has original structural timbers revealed and original fireplace recess with bressemer beam open with useful storage. There is a small Utility Room which has space for washing machine, tumble drier and fridge/freezer, with inner door to useful Store/Wine Cupboard with internal light. Off the dining room is the Kitchen, well appointed with quartz worktops and a host of integrated appliances including a dishwasher and wine cooler. The Sitting Room enjoys a double aspect, exposed timbers and a fireplace with cast multi-fuel stove.

Upstairs on the first floor is the Master Bedroom with fitted wardrobes and En-Suite Bathroom, a second Double Bedroom with built-in wardrobes and contemporary Shower Room. Part way up the stairs on a half landing is the third Bedroom with built-in book shelves which currently houses a infra red sauna and also doubles up as an office.

OUTSIDE

Compton Manor stands in attractive private gardens with a long high brick walled frontage to the High Street. A wide arched decorative wrought iron pedestrian gate provides an interesting period feature as well as direct access into the High Street itself. The communal Gardens at the front are prettily laid out with planted beds and borders around a main lawn all enjoying a sheltered southerly aspect. Further along the High Street by the Doctors Surgery is the private drive leading to the parking and garaging for Compton Manor which it adjoins at the rear. The garaging comprises a block of 7 traditionally brick built garages under a pitched clay roof with central front gable as feature. The garage to No 3 is the third in on the left hand side. There are additional parking bays adjacent to the garages for residents & guests.

TENURE

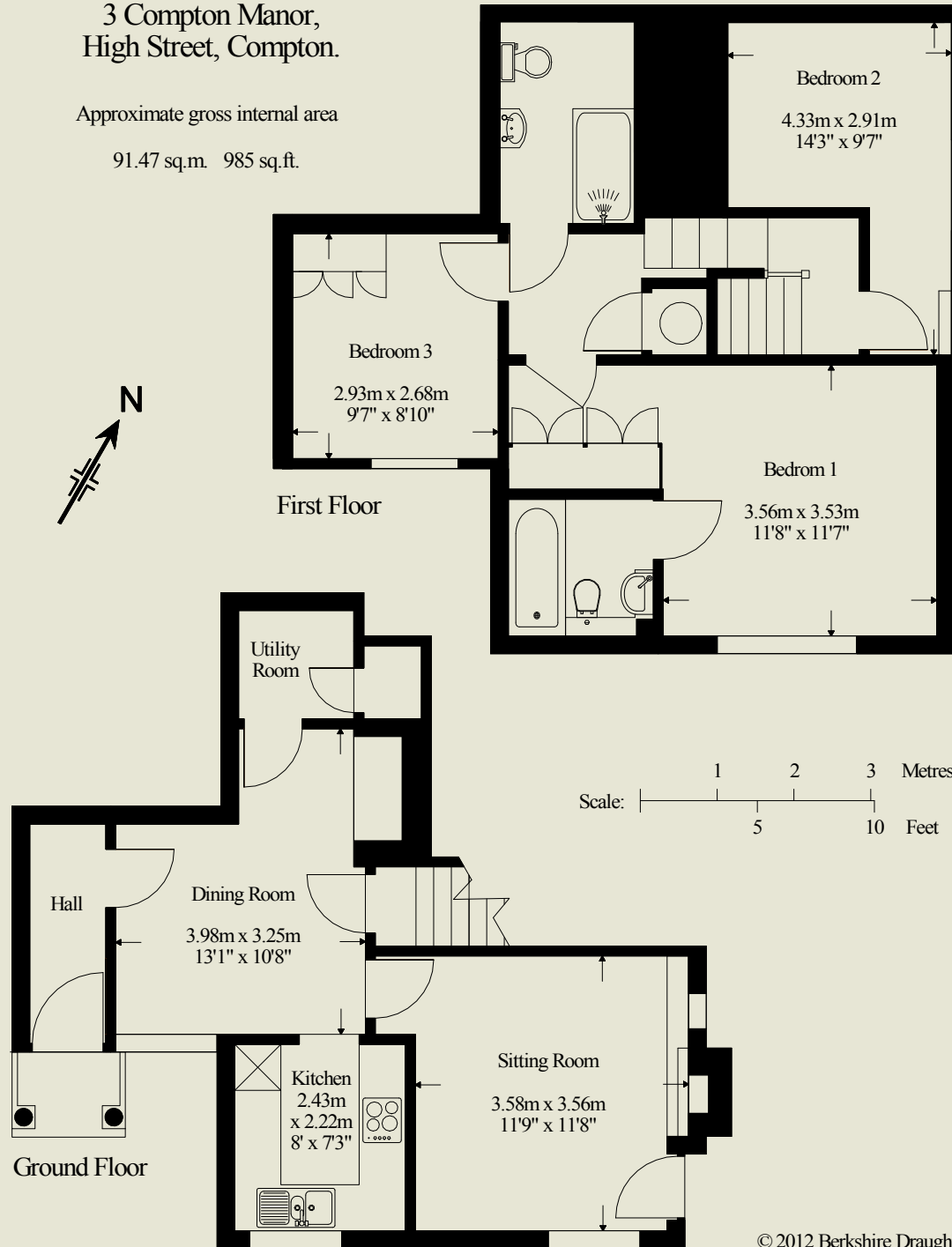
All 6 Apartments have the benefit of a 1/6th share ownership of the Freehold of the whole property and Management Company formed to be responsible for controlling the upkeep and maintenance of the building and grounds. The Lease for each Apartment was extended by 999 years in 2016 Currently each resident owner pays a management fee of £100 per month which cost includes Building Insurance (not contents), exterior upkeep of the building except the windows, plus a 'sinking fund' for periodic external redecoration and roof maintenance works.



3 Compton Manor,
High Street, Compton.

Approximate gross internal area

91.47 sq.m. 985 sq.ft.





GENERAL INFORMATION

Services: Mains water, electricity and drainage are connected to the property. Central heating and hot water from electric supply on Economy 10.

Council Tax: D

Postcode: RG20 6NJ

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 bear left and proceed down the High Street crossing over the River bridge and up to the top of Streatley High Street. At the traffic lights continue straight over on the B4009 road to Newbury. After passing through the village of Aldworth turn right opposite the thatched Four Points Public House on the road for Compton. On reaching the village continue through the centre and the private drive entrance to Compton Manor will be found on the right hand side by the Doctors Surgery.

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.

Warmingham
www.warmingham.com

01491 874144

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

E: sales@warmingham.com

www.warmingham.com

