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OLD BANK HOUSE, HIGH STREET, COMPTON, NEWBURY, BERKSHIRE, RG20 6NL



- Charming Five Bedroom Detached Home
- Spacious Rear Aspect Kitchen-Breakfast Room
- Three Good Size Reception Rooms
- Popular Village Location, Downs School Catchment
- Attractive Southerly Facing Gardens
- No Onward Chain

Offers in excess of £800,000 (Freehold)

FOR AN APPOINTMENT TO VIEW PLEASE CONTACT THE GORING ON THAMES BRANCH ON 01491 873456



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PROPERTY DESCRIPTION

An attractive brick and flint detached family home situated within the Downs School catchment. The property has been maintained beautifully and offers five double bedrooms. The South facing rear garden has also been designed with entertaining in mind. No onward chain. EPC Rating D.

LOCAL INFORMATION

Compton is a popular village on the outskirts of Newbury with excellent road links to nearby Didcot, Thatcham and Reading. The village has a Parish Church, a general store and post office, a public house/hotel, a surgery, a Village Hall, a Play Group, a Creche, a Scout/Guide hut and a Sports and Recreation Centre. There are two schools, Compton C of E Primary and the Downs Secondary school (Both receiving OUTSTANDING Ofsted reports). Many parishioners commute out of the village for work including London, and the Harwell and Rutherford Laboratories a few miles away.

ACCOMMODATION

The part glazed front door leads into a generous entrance hall with understairs storage cupboard and a WC. Double doors open to the kitchen/diner, which is fitted with a matching range of wooden wall and base units with a mix of oak and granite worktop, integral appliances including dishwasher, washing machine, fridge and freezer and space for for a range cooker. This space also has wide plank wood flooring, French doors to the rear patio and a stable door to the side. The sitting room is a generous size with a wood burning stove with brick hearth and French doors onto the rear patio. The ground floor also offers a front aspect dining room and a good sized study with access into the garage.



A turning staircase leads to the first floor galleried landing with an airing cupboard. The main bedroom is rear aspect with a full range of wardrobe cupboards, further eaves storage and an en-suite shower room. There are four further bedrooms, all doubles in size. The family bathroom is fitted with both a bath and separate shower.

OUTSIDE SPACE

Crossing over the the village stream, a timber five bar gate opens onto a block paved driveway with off street parking for multiple cars leading to the garage.

The rear garden faces South. A large flagstone patio is adjacent with a rose covered arbour over steps leading up to a raised garden laid to lawn. There are multiple patio seating areas, perfect for entertaining, with planted borders well stocked with a variety of roses and fruiting pear tree. There is a further storage area at the side, and gated access to the front at the other side with an herb garden and bin store.

There is also an integral single garage with an up and over door, light, power and a door into the study.

LOCAL AUTHORITY and SERVICES

West Berks District Council. Tax band G. Oil fired central heating. Mains drainage. Riparian responsibility to ensure the stream at the front flows freely.





CONVEYANCING

We work with DT Conveyancing, part of the UK's leading provider of conveyancing services. Their no move, no legal fee service offers appointments to suit you, and a dedicated, expert conveyancer. Ask us for further information today.

MORTGAGES

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE

Exclusive deals are made available to Embrace Financial Services by PRIMIS Mortgage Network, to which Embrace Financial Services are an Appointed Representative

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LETTINGS and MANAGEMENT

We offer a complete range of services for Landlords, from fully managed lets to advertising only. Each Landlord who chooses full management has a personal Property Manager and all our fees are based on a 'no let - no fee' basis.

DISCLAIMER

These particulars are a general guide only. They do not form part of any contract. Services, systems and appliances have not been tested. Other important information which you need to know about this property can be found at davistate.com

BUYERS INFORMATION

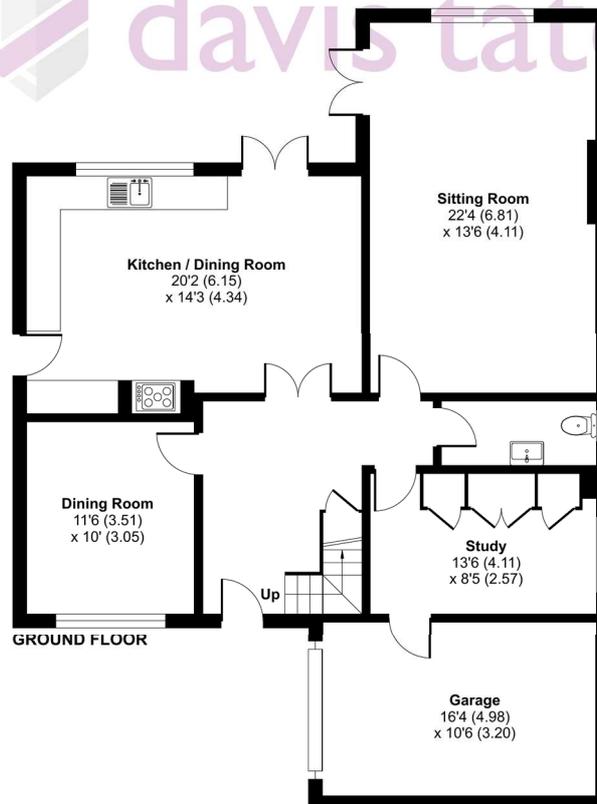
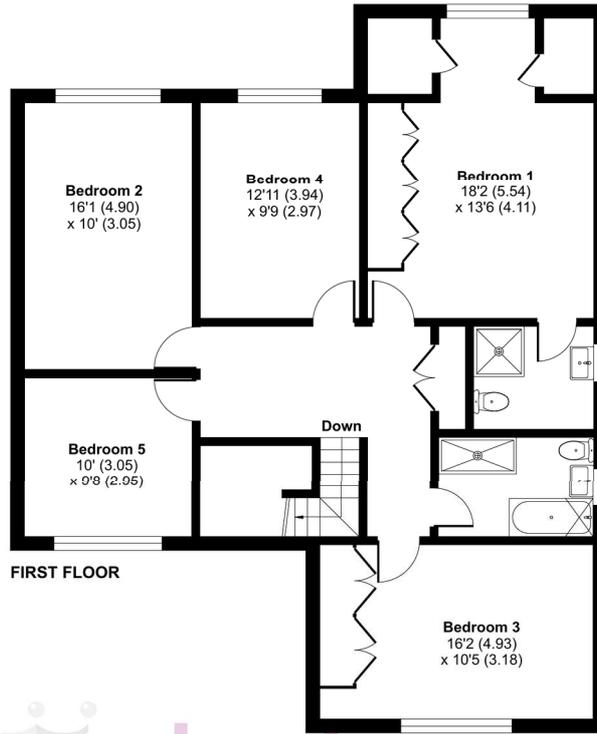
To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a nominal charge of £60 including VAT for this (for the transaction not per person), payable direct to Lifetime Legal. Please note, we are unable to issue a memorandum of sale until the checks are complete.

REFERRAL FEES

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Davis Tate.

Approximate Area = 2164 sq ft / 201 sq m
Garage = 171 sq ft / 15.8 sq m
Total = 2335 sq ft / 216.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Davis Tate. REF: 1029959