





Newbury Lane, Compton

A charming Victorian semi-detached home in a quiet lane on the edge of this rural village with fabulous views to the front, parking and secluded rear and side gardens with a covered seating area.

The delightful accommodation is arranged over 3 floors, there are 4 bedrooms and 2 bathrooms over the upper floors whilst the ground floor has a sitting room, family room, cloakroom and an open plan kitchen/dining room.

The renowned Downs school is just around the corner, the village also has an infant school, village shop and hairdresser.

The A34 is just 2.5 miles away giving access to Newbury, Oxford and the M4.

The property has oil-fired central heating to radiators and is double glazed.



Tenure - Freehold

Entrance Porch: Stone floor, side window, down lighters.

Stable door to:

Inner Hall: Stairs to landing with cupboard below, wood floor and down lighters.

Open plan Kitchen/Dining Room.

Kitchen: Solid wood in-frame kitchen with wood worktops and breakfast bar. Freestanding range cooker, extractor hood and dishwasher. Wood floor, down lighters, window overlooking the garden. Open way to:

Dining Room: Sliding patio doors to the garden, fireplace with Clearview log stove on a brick hearth, slate floor and down lighters.

Rear Lobby: Double glazed door and windows to the garden, wood floor, space for fridge and freezer.

Family Room: Double aspect with window to the rear and French doors to the side garden, wood floor, electric panel heater, corner cupboard housing oil fired boiler with cupboard above.

Cloakroom: White two-piece suite, wood floor, tiling.





Sitting Room: Picture window to the front, fireplace with a log stove set on a brick hearth, wood floor, radiator.

Stairs to First Floor Landing: Exposed oak beams, galleried landing and down lighters.

Bedroom 1: Double aspect with windows both to front and rear, two radiators, the room is partly divided into bedroom and dressing room and has a loft hatch.

Bedroom 2: Front aspect, radiator.

Bedroom 3: Rear aspect and radiator.

Bathroom: luxury 4-piece bathroom suite comprising freestanding bath and a separate walk-in tiled shower cubicle, pedestal hand basin and low level wc, tiling, Kardean wood floor, downlighters and window.

Stairs to Second Floor Landing: Brightly lit by a large velux window.

Bedroom 4/Guest Suite: Fabulous views across the surrounding countryside to the front, window seat, radiator and eaves cupboard.

Shower Room: White 3-piece suite, tiling, Kardean wood style floor, radiator, and velux window downlighters.

Outside:

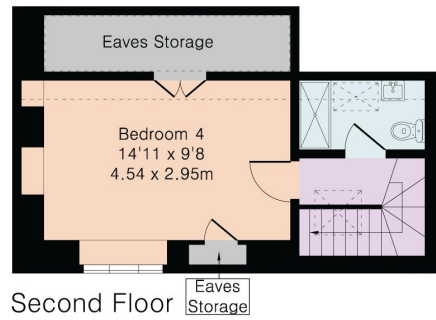
To the Front: There is a driveway with parking for two cars, a gate to the side garden. The front garden is set to lawn with a brick flower bed against the house and features an established wisteria: enclosed by a picket fence with gate to the drive.

Storeroom: Twin doors open to the drive, space for washing machine and tumble dryer, shelving and light, door to the house.

Side Garden: Set to lawn and enclosed by timber fencing and neatly trained mature hedging, it has a covered terrace with paving and an oak frame cover with adjacent oil tank housing and store.

Rear Garden: Set to lawn with timber fencing and low level gate to the side garden it enjoys excellent seclusion with shrubs, young trees and pleach hedging. Raised to paved terrace set to the rear of the family room.



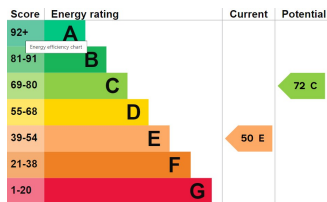


Approximate Gross Internal Area 1748 sq ft - 162 sq m

Ground Floor Area 825 sq ft – 77 sq m

First Floor Area 693 sq ft – 64 sq m

Second Floor Area 230 sq ft – 21 sq m



Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

