



Churn Road

Cricketts

Churn Road, Compton, Newbury, RG20 6PP

Guide Price £449,995



DESCRIPTION

This three bedroom semi-detached family home offers an ideal living situation in the picturesque downland village of Compton, perfect for those with a passion for equestrian activities. Located within walking distance of both The Downs Senior Secondary School and Compton Primary School, it provides convenient access to quality education for children of all ages.

TO APPRECIATE THE SPACE AN INTERNAL VIEWING IS HIGHLY RECOMMENDED - NO ONWARD CHAIN

The accommodation to this family home comprises entrance porch leading into the large lounge/dining room which offers a substantial area for relaxation and entertaining, combining both living and dining areas into one expansive room. Kitchen which includes plenty storage solutions, providing a functional and convenient space for meal preparation and cooking. Generous conservatory providing additional living space filled with natural light and offering views over a beautifully landscaped garden, making it an ideal spot for enjoying the outdoors in comfort. The property boasts three spacious bedrooms, providing ample accommodation for a growing family or those in need of extra space for guests or hobbies.

The ample front garden not only enhances the property's aesthetic appeal but also provides the opportunity to expand parking options if needed. This can be a valuable asset, especially in areas where parking space is limited.

The landscaped rear garden is a great feature for outdoor enthusiasts. The patio area provides a perfect spot for alfresco dining and entertaining guests. Meanwhile, the good-sized lawn offers space for recreation and relaxation, making it an ideal place for families or anyone who enjoys spending time outdoors.

- 🏠 NO ONWARD CHAIN
- 🏠 Entrance porch area
- 🏠 Generously sized lounge/ diner
- 🏠 Galley kitchen
- 🏠 Spacious conservatory
- 🏠 Garage to the rear
- 🏠 Parking area to the rear
- 🏠 Three bedrooms
- 🏠 Family bathroom
- 🏠 Fully enclosed rear garden with patio area
- 🏠 Large front garden
- 🏠 Parking area to the rear
- 🏠 The Downs School catchment
- 🏠 Council tax band D
- 🏠 Oil fired central heating

Directions

At the roundabout, take the 2nd exit onto the A339 ramp to Oxford. Merge onto the A339. At the roundabout, take the 1st exit onto the A34 ramp to Oxford. Merge onto the A34. Stay on the A34 for approximately 7 miles. Take exit 13 toward Chieveley / Compton. At the roundabout, take the 1st exit onto Newbury Road / B4494 heading to Compton. Continue on Newbury Road / B4494 for about 2 miles. Arrive at Compton. Continue for a short distance and Churn Road will be found on your left hand side.

Local Information

Compton is a popular downland village which attracts many people with equestrian interests. There are many bridle paths which provide excellent riding on the downs. There is a village shop with sub post office, village hall, primary school and The Downs secondary school.

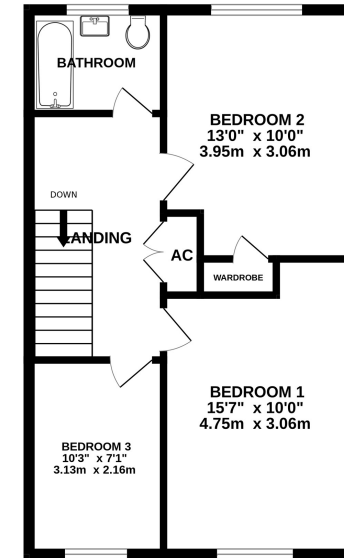
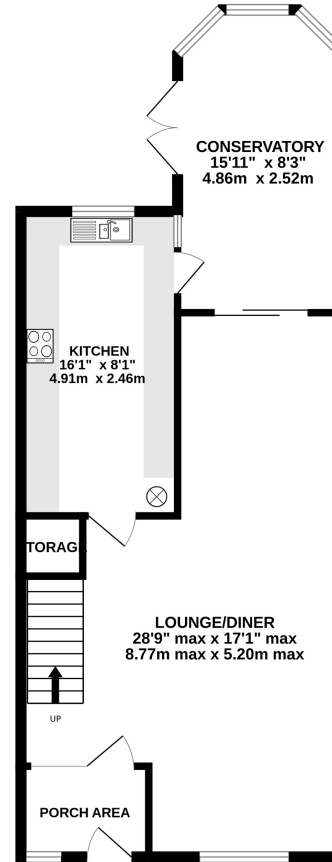
Oxford is approximately 20 miles away with universities, major retailers, restaurants, wine bars and recreational facilities.

Newbury town has a wide range of major retailers and recreational sports facilities including a variety of golf courses, fishing on the Kennet & Avon canal and horseracing at Newbury Racecourse. There are numerous restaurants, public houses and wine bars. Newbury also has a choice of independent and state schools, both junior and senior secondary.

In terms of communications the M4 junction 13 is approximately 9 miles, with the A34 skirting the town. Newbury and Thatcham and Didcot to the north have main line rail connections to London (Paddington).

GROUND FLOOR
671 sq.ft. (62.3 sq.m.) approx.

1ST FLOOR
491 sq.ft. (45.6 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

TOTAL FLOOR AREA: 1162 sq.ft. (107.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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NOTE: These details are believed to be materially correct although their accuracy is not guaranteed and they do not form part of any contract. All fixtures and fittings mentioned in these particulars are included in the sale, all others are specifically excluded. Measurements are given as a guide only and should not be relied upon for carpets and furnishings. The Agent has not tested any of the services, fittings or equipment and so does not verify that they are in working order.



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