



Tithe Barn Close  
Compton



# Tithe Barn Close Compton RG20 6AA

A well-presented three bedroom family home built in 2017 by Persimmon Homes, located in one of the most favoured villages north of Newbury. The property has 4 years remaining on the NHBC whilst other benefits include gas central heating, double glazing and converted twin barn car port with two additional parking spaces in front. The ground floor comprises entrance hall, cloakroom, sitting room and kitchen/breakfast room with French doors onto the garden. Upstairs there is a principle bedroom with en-suite shower room and built-in wardrobe, two further bedrooms and a family bathroom. Externally there is a low maintenance, enclosed rear garden which is mainly laid to lawn with a patio seating area. Compton is a village situated in an Area of Outstanding Natural Beauty, with excellent road links to nearby Newbury. The village has a Parish Church, general store, doctor's surgery and is within the catchment area of the reputable and highly regarded Downs secondary school. There is easy access to the A34 and M4.

**Services:**

Mains services are connected.  
(Service charge applies)

**EPC: Rating C**

Full results of Energy  
Performance Certificate  
can be sent on request.

**Council Tax:**

Band D

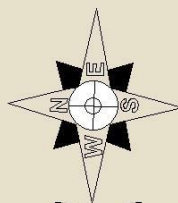
**Viewing:**

Strictly by confirmed  
appointment with  
**Hillier & Wilson**  
01635 522044

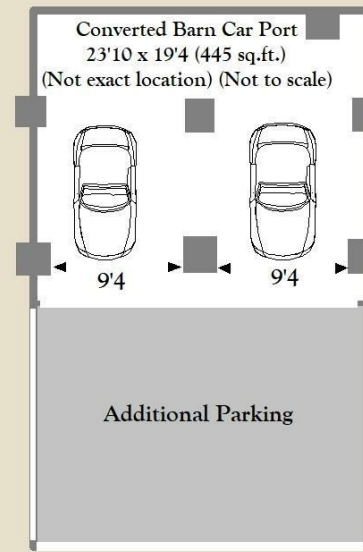
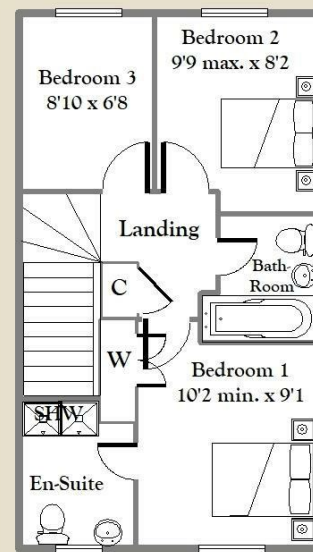
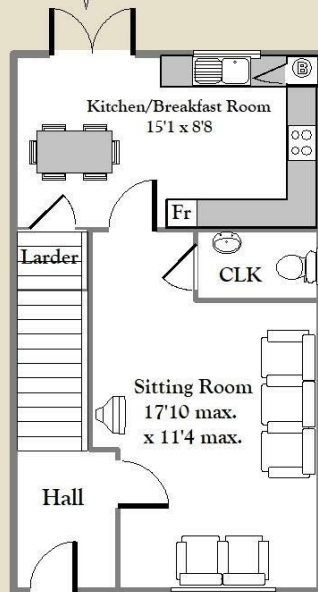
**Directions**

Take the A339 and join the A34 passing under the M4 towards Oxford. After approximately five miles take the exit signposted Compton and East Ilsley. On entering the village of East Ilsley bear left at the duck pond towards Compton. Continue along Cow Lane and Ilsley Road and proceed straight ahead onto the High Street, then take the second left into Tithe Barn Close; the property can be found straight ahead.





# Tithe Barn Close, Compton



APPROX GROSS INTERNAL FLOOR AREA 816 aq.ft. sq.ft. (75 sq.m) (Excluding Converted Barn Car Port)  
For identification only - Not to scale - Hillier & Wilson LTD

Bartholomew House, 64 Bartholomew Street, Newbury, Berkshire, RG14 7BE  
Tel: 01635 522044

Hillier & Wilson wish to inform prospective purchasers that we have listed the details of this property as a general guide and in good faith. We have not carried out a detailed survey nor tested the services, appliances or specific fittings. Any reference to alterations does not mean that any planning permission, building regulation or other consent has been obtained. Investigations must be made by buyer's solicitor. Room sizes should not be relied upon for carpets and furnishings. Fixtures & fittings are excluded from the property unless stated in the sales particulars.



