



8 Lowbury Gardens Compton Newbury Berkshire RG20 6NN

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**Price Guide £615,000      Freehold**

An attractive modern detached family home built in 2009 to a traditional design and high specification, one of only two houses in the close of this particular design and layout and has since had the benefit of a 25' Family Room extension with a feature Woodburning Stove. Comprising Entrance hall and cloakroom, Sitting Room, Family Room with glass lantern roof, contemporary Kitchen/Dining Room plus a separate Utility Room with access into the garage. On the first floor, there is the Master Bedroom with an en-suite Shower Room and fitted wardrobes, three further Double Bedrooms, one with En-Suite Shower Room, plus a Family Bathroom. Outside there is a Single Garage. There is ample driveway Parking. The gardens are to the rear and side of the property with a patio and gravelled area. Enclosed by fencing. Side access.

Situated within short walking distance of village amenities and both outstanding schools Compton C of E Primary School and The Downs Secondary School. Easily accessible for the A34, M4, and mainline stations at both Didcot and Goring, providing services to London Paddington in under an hour.

From the B4009 Aldworth Road towards Compton follow through the village passing the Church, and just before reaching the actual centre, Lowbury Gardens will be found off on the left-hand side. No. 8 will be found around the left-hand corner on the left-hand side

**Offered with No Ongoing Chain**

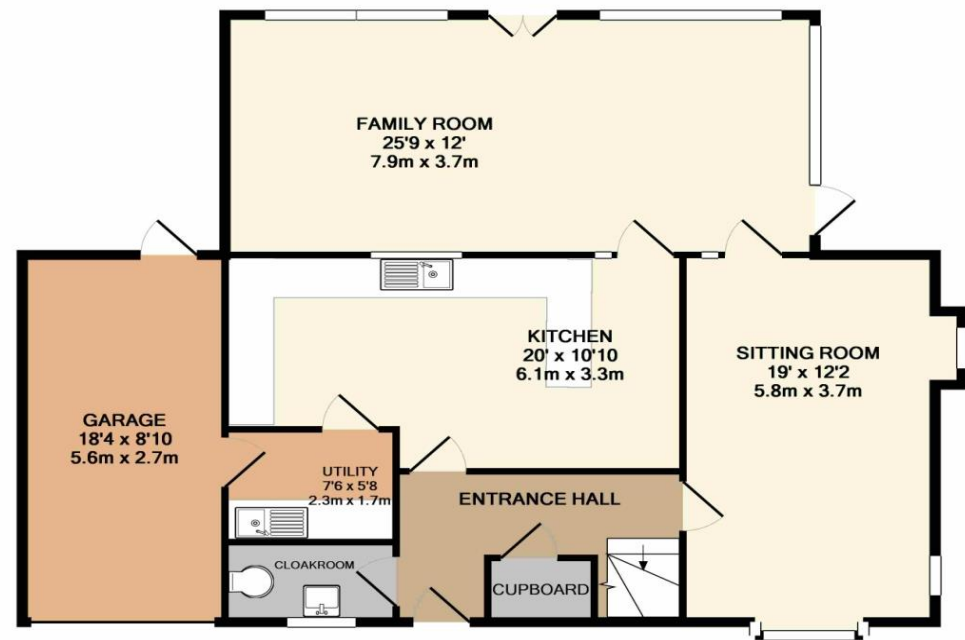


**Council Tax Band: F £2965.69**

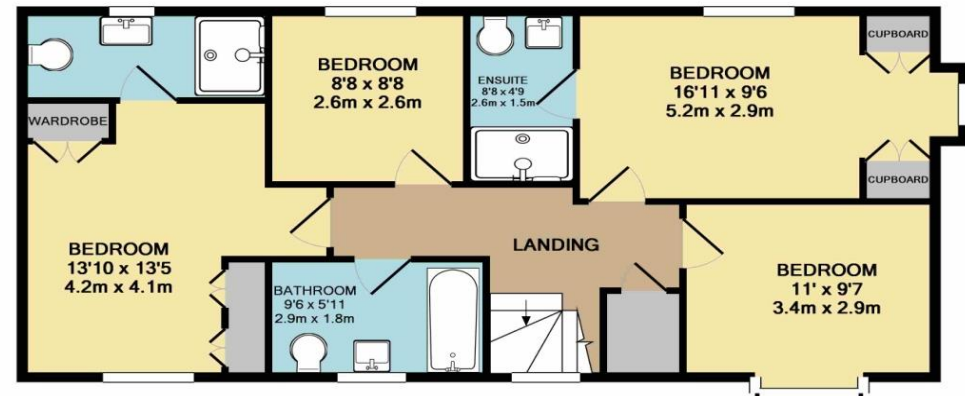
**Nearest Bus Stop: High Street 0.1km**

**Nearest Train Station: Goring 8.2km**

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 77 C      |
| 55-68 | D             | 63 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



GROUND FLOOR  
APPROX. FLOOR  
AREA 1050 SQ.FT.  
(97.6 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 739 SQ.FT.  
(68.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1789 SQ.FT. (166.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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:** Halletts Estate Agents have NOT tested any of the appliances, services, fixtures or fittings and cannot verify the working order of such. We therefore suggest that any prospective purchaser(s) test these for themselves and/or obtain written clarification from their solicitor/surveyor prior to signing any contract(s).

