



2 SHAW MILL

CHURCH ROAD SHAW NEWBURY RG14 2DL

A pretty, grade II listed, period cottage with riverside courtyard garden.

The cottage has entrance hall, galley kitchen with appliances, a well-proportioned sitting room with woodburner, generous double bedroom, small single room and a bathroom.

There is one off road parking space and a pretty courtyard garden adjacent to the River Lambourn.

A portion of the property is subject to a flying freehold which may affect mortgage availability, please speak with agent for more information.

EPC Exempt
West Berkshire Council Band C



Winkworth

AT A GLANCE

- Two bedrooms
- Bathroom
- Sitting room with woodburner
- Kitchen
- Parking
- Riverside patio garden

UTILITIES

Mains Electric Heating
Mains Drainage

Ultrafast broadband available. Some mobile providers offer limited cover so please check availability.

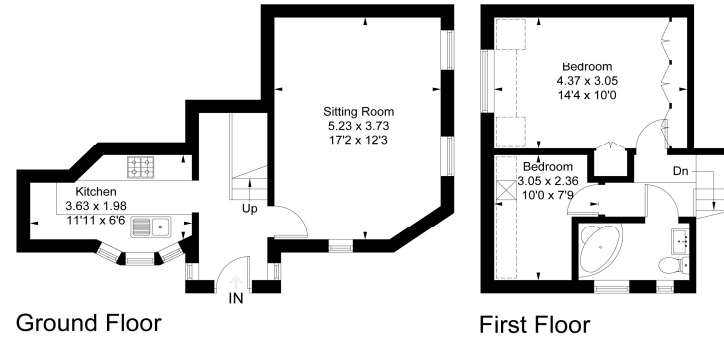
SITUATION

Situated just off the centre of Newbury you have great access to all local amenities such as the Park Way shopping centre, cinema, Victoria Park, local shops & local pubs.

DIRECTIONS

What3words:///crops.limes.whites

Approximate Floor Area = 62.4 sq m / 672 sq ft



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See things differently.