



Willowbank, Well Meadow, Shaw, Newbury, RG14 2DS

****CLOSED CHAIN**** A substantial family home situated within a quiet lane close to the Newbury town centre, offering four double bedrooms, 0.69 acre plot and six reception rooms.

This beautifully presented home spans across 2870ft². As you enter the property, you're greeted with a porch. The entrance hall is of a good size with a cloakroom to your left. The kitchen is a fantastic space of hosting and has integrated appliances, a range cooker, and space for an American fridge/freezer. There are French doors leading onto the patio in the rear garden. The dining room has a circular bay window filling the room with an abundance of light. The sitting room is extremely large, with a wall mounted gas fire, a further access point to the rear garden, as well as a separate sung room. The downstairs also benefits from an office, enjoying the garden views.

Upstairs are four double bedrooms, with the master suite and bedroom two being of a particularly great size. Both rooms offer an ensuite and are flooded with natural light due to being dual aspect. Bedrooms three and four enjoy a garden view and built in storage.

The outside space the property has to offer is breathtaking. To the rear is generous garden, laid mainly to lawn, with a patioed area which is perfect to enjoy the tranquil space.

To the front of the house is a large gravel driveway with a circular turning point and private gates upon entry. From here you can gain access to the workshop/garage, as well as side access to the rear garden.



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AT A GLANCE

2870ft² / 266m²
Kitchen/Breakfast Room
Living Room
Study
Office
Dining Room
Cloakroom
Four Double Bedrooms
Two Ensuites
Family Bathroom
Generous Rear Garden
Large Driveway

UTILITIES

The property is connected to all mains and operates on Gas central heating.
There are no known mobile coverage issues and there is Ultrafast Broadband available in the area.

EPC - C
West Berkshire Council Tax Band - G

SITUATION

The property is situated on the very northern edge of Newbury and close to some lovely rural walks. There is a local shop nearby and the town centre and railway station are just to the south.

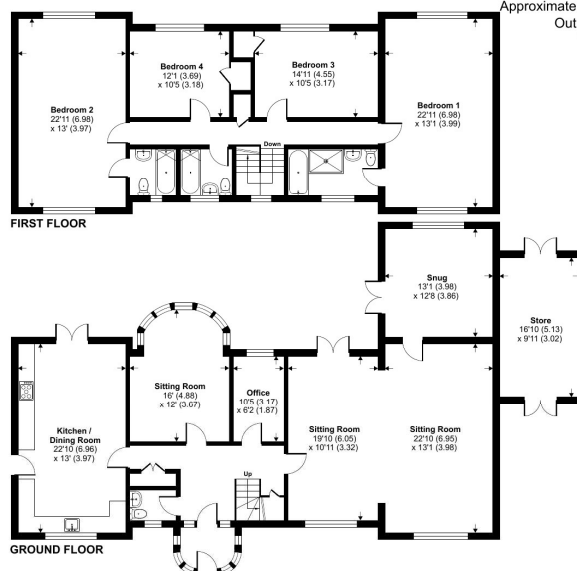
DIRECTIONS

What3Words/// dream.empty.trash



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Approximate Area = 2703 sq ft / 251.1 sq m
Outbuilding = 167 sq ft / 15.5 sq m
Total = 2870 sq ft / 266.6 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). © rickwcom 2024. Produced for Winkworth. REF: 1228426

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See things differently.