

FOR SALE
£1,350,000



Well Meadow, Shaw

DESCRIPTION

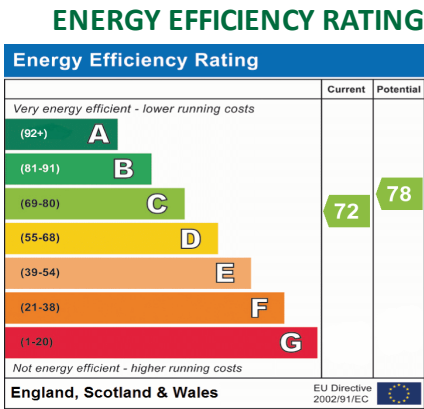
Charming Family Home with Expansive Grounds in Newbury Nestled in beautiful, mature grounds spanning approximately 0.69 acres, this exceptional family home is set along a private road to the north of Newbury. Offering the perfect blend of countryside tranquillity and town convenience, the property is within walking distance of Newbury railway station and the bustling town centre. Excellent transport links, including the nearby Western Bypass, provide easy access to the M4 (Junction 13), A4, and A34, making it a superb location for commuters and families alike.

Originally built with character, the property has been thoughtfully extended twice in 1992/1993 and 2009 to create a spacious and versatile family home. Spread over two floors, the accommodation offers an abundance of light-filled living spaces, including: A welcoming large porch with unique circular windows, leading into a bright reception hallway. A convenient downstairs cloakroom. A generous lounge with a wall-mounted gas fire and French doors opening to the garden. An adjoining family/music room, also with French doors to the garden, ideal for relaxation or entertaining. There is a study. A formal dining room featuring an elegant circular bay window, perfect for hosting gatherings. A well-appointed kitchen/breakfast room, fitted with stylish cabinetry, integrated appliances, a range cooker, and space for an American fridge/freezer. French doors from the kitchen lead to the garden, making it a central hub for family living.

On the First Floor there is a luxurious master bedroom with a spacious ensuite bathroom, including a separate shower cubicle. A comfortable guest bedroom with its own ensuite bathroom. Two additional well-proportioned bedrooms and a modern family bathroom.

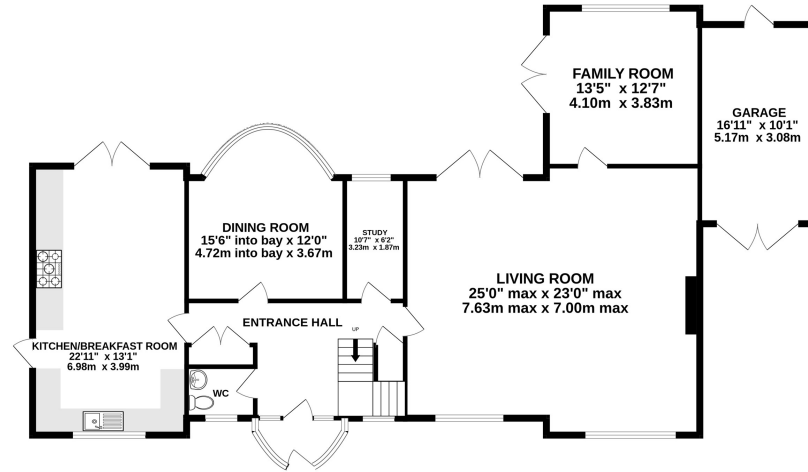
Outside, the property is equally impressive. The private driveway leads to a circular turning point, offering ample parking for multiple vehicles, as well as access to a garage/workshop. Gated side access takes you to the stunning rear garden, which is beautifully landscaped and designed for outdoor enjoyment. Featuring a large lawn, vibrant flower and shrub borders, and a spacious paved patio for alfresco dining, this fully enclosed garden ensures privacy and serenity.

This remarkable home offers the rare combination of countryside charm with urban convenience, making it the perfect retreat for families seeking space, comfort, and accessibility.

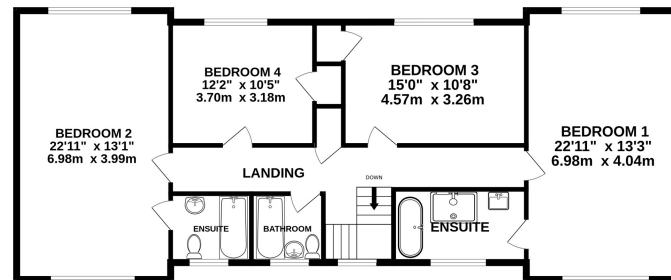




GROUND FLOOR
1639 sq.ft. (152.3 sq.m.) approx.



1ST FLOOR
1225 sq.ft. (113.8 sq.m.) approx.



TOTAL FLOOR AREA : 2864 sq.ft. (266.1 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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-  Welcoming Entrance hallway
-  Cloakroom
-  Dining room with bow window
-  Large kitchen/ breakfast room with doors to the patio area
-  Study
-  Expansive double aspect living room with doors leaving to the patio area
-  Family room
-  Master bedroom with en suite bathroom
-  Large guest bedroom with en suite bathroom
-  Two further double bedrooms
-  Family bathroom
-  Beautiful fully enclosed rear garden
-  Driveway parking for several vehicles
-  Garage



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