



Highwood Close

Cricketts

5 Highwood Close, Shaw, Shaw, Berkshire. RG14 2EJ.

£420,000 Freehold



- No onward chain
- Three bedrooms
- Family bathroom
- Two reception rooms
- Kitchen
- Full of potential
- Garage and driveway parking
- Large fully enclosed rear garden

This spacious and solidly built three-bedroom bay-fronted family home ideally positioned on a quiet residential no-through road in the highly sought-after area of Shaw. Offering excellent potential, the property would benefit from some modernisation, presenting a fantastic opportunity for buyers to create a home tailored to their own taste. There is also scope to extend, subject to the necessary planning consents.

The accommodation is well-proportioned throughout and comprises a welcoming reception hallway with stairs rising to the first floor. The generous lounge features a charming bay window and a feature fireplace with gas fire. A separate dining room provides an ideal setting for entertaining, while the kitchen offers further potential for redesign.

Upstairs, there are two good-sized double bedrooms, a comfortable single bedroom, and a family bathroom.

Externally, the property benefits from a driveway providing off-road parking leading to a single garage with power and light. The front garden is laid to lawn, while gated side access leads to a covered pathway and a delightful rear garden.

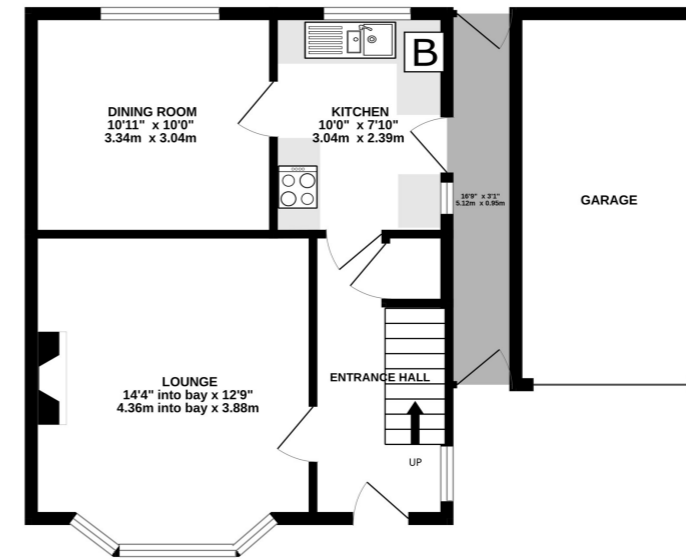
Mainly laid to lawn with established shrub borders, the garden also features a paved patio area—perfect for alfresco dining and enjoying the peaceful surroundings. The location is particularly appealing for families, with well-regarded primary schools and Trinity Senior School nearby.

Excellent transport links provide easy access to the A34, M4 (Junction 13), and the bypass, while Newbury offers a mainline rail service to London. The surrounding countryside also offers a wealth of scenic walks right on your doorstep.

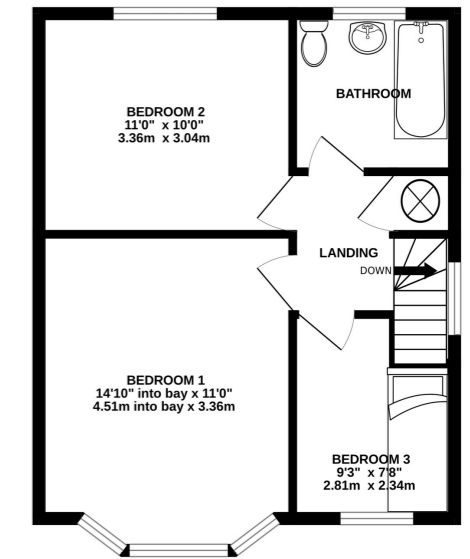




GROUND FLOOR
576 sq.ft. (53.5 sq.m.) approx.



1ST FLOOR
439 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA : 1015 sq.ft. (94.3 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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- **Electricity:** Mains Supply.
- **Heating:** Gas Central.
- **Water:** Mains Supply.
- **Sewerage:** Mains Supply.
- **Council Tax Band:** D



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