



WESTWICK

SHAW ♦ BERKSHIRE







# WESTWICK

SHAW ♦ BERKSHIRE

Newbury - 2 miles ♦ Thatcham - 3.5 miles ♦ Oxford - 27 miles  
♦ Reading - 17 miles ♦ A34 at Newbury - 1.8 miles ♦  
M4 at Chieveley (J13) - 5 miles  
(Distances approximate)

Situated in a spacious plot of approximately 0.43 Acres, enjoying views over rolloing open countryside whilst very conveniently located for the M4, A34 and nearby commercial centres of Newbury, Reading & Oxford.

An impressive bespoke brand new detached house of approximately 3561 sq ft affording 5 bedroom family accommodation of superior quality with stylish fixtures and fittings evident throughout. With level lawned garden, gated gravelled forecourt & double oak framed car port.

- |   |  |
|---|--|
| ♦ Peaceful rural location enjoying far reaching views over open countryside                           | ♦ Bespoke Kitchen/Breakfast Room with bi-folding doors to garden |
| ♦ Within short drive of the M4 at Chieveley linking with the A34 and an excellent radial road network | ♦ Utility Room   |
| ♦ Accommodation amounting to approx. 3929 sq ft   | ♦ Cloakroom  |
| ♦ Double Front Doors  | ♦ Master Bedroom with En-Suite & walk-in wardrobe                |
| ♦ Vauted Reception Hall   | ♦ Guest Bedroom with En-Suite                                    |
|   | ♦ 3 Further Bedrooms   |
|   | ♦ Family Bathroom  |
| ♦ Drawing Room with wood burning stove  | ♦ Double Oak Framed Car Port with Loft Store                     |
| ♦ Sitting Room  | ♦ Gated Gravelled Driveway & Forecourt                           |
| ♦ Family Room   | ♦ Gardens & Grounds of approx. 0.43 Acres                        |
| ♦ Study   |  |
|   | ♦ 10 Year Premier Build Guarantee                                |





## SITUATION

Shaw lies just to the North-East side of Newbury and is home to Shaw House, an important Elizabethan mansion built in 1581, known as the headquarters for King Charles I during the Second Battle of Newbury in 1644 and open to the public since 2008.

Newbury has thrived as a business centre especially in the I.T. High Tec industry notably with Vodafone establishing its Headquarters in the town.

The town itself is ideally placed strategically with an excellent road network via the A34 running North to South linking Southampton with Birmingham and the Midlands, the A4 running East to West as well as the M4 linking London and Heathrow with Bath, Bristol and the West Country. Additionally there is a

mainline station on the Great Western Railway linking London down to Devon and Cornwall. Paddington from Newbury is just under the hour.

In recent years an impressive new Shopping Centre has been built just to the East of the Town Centre which has considerably enhanced the range and scope of shopping facilities attracting many National companies including John Lewis.

Just to the East of the town is the Grade 1 Racecourse opened in 1904 which is highly successful and hosts many top class Races both on the Flat and National Hunt.

Just 2 miles North of Shaw is the village of Hermitage, where there is a Butchers, Post Office Stores, petrol station and convenience Store and a Hilliers Garden Centre. Also there is a well-regarded Primary School and in the local area are an excellent range of State and Private Schools.





## PROPERTY DESCRIPTION

Newly built by Archmore Homes, Westwick is a stunning contemporary family home, built to exacting standards with high quality fixtures and fittings and a light and bright feeling throughout.

The double front doors open into a magnificent vaulted Reception Hall with staircase to the centre, and all ground floor rooms leading off, including an impressive Drawing Room with wood burning stove, second Sitting Room, Family Room, Study, Cloakroom and beautiful bespoke fitted Kitchen/Breakfast Room with bi-folding doors to the garden and a large separate Utility Room with rear door.

The central staircase leads up to a spectacular central galleried landing with full length windows overlooking the garden. The Master Bedroom enjoys far reaching views over the surrounding countryside through a picture style window, has a Juliette balcony, En-Suite Shower Room & Walk-In Wardrobe. The 2nd Bedroom also has an En-Suite Shower Room, ideal for guests, and there are 3 Further Bedrooms and a luxurious Family Bathroom.

Designed with a particularly flexible layout and accommodation amounting to approximately 3929 sq ft in total, early viewing is advised.







## OUTSIDE

Electric iron gates between brick pillars, open onto a particularly generous gravelled forecourt, affording ample parking for numbers cars, and leading to the detached double oak framed car port. The driveway is flanked by a lawned front garden, and wide paved pathway leading to the front door and around both sides of the house affording access to the rear.

A wide flagged terrace spans the rear of the house, providing a perfect spot for 'al-fresco' dining and entertaining, with bi-folding doors opening from the Kitchen. The principle garden is laid to a large level lawn bordered by mature hedging, ideal for families whilst affording ample scope for further landscaping to suit one's own requirements. In all the gardens & grounds amount to approximately 0.43 Acres.





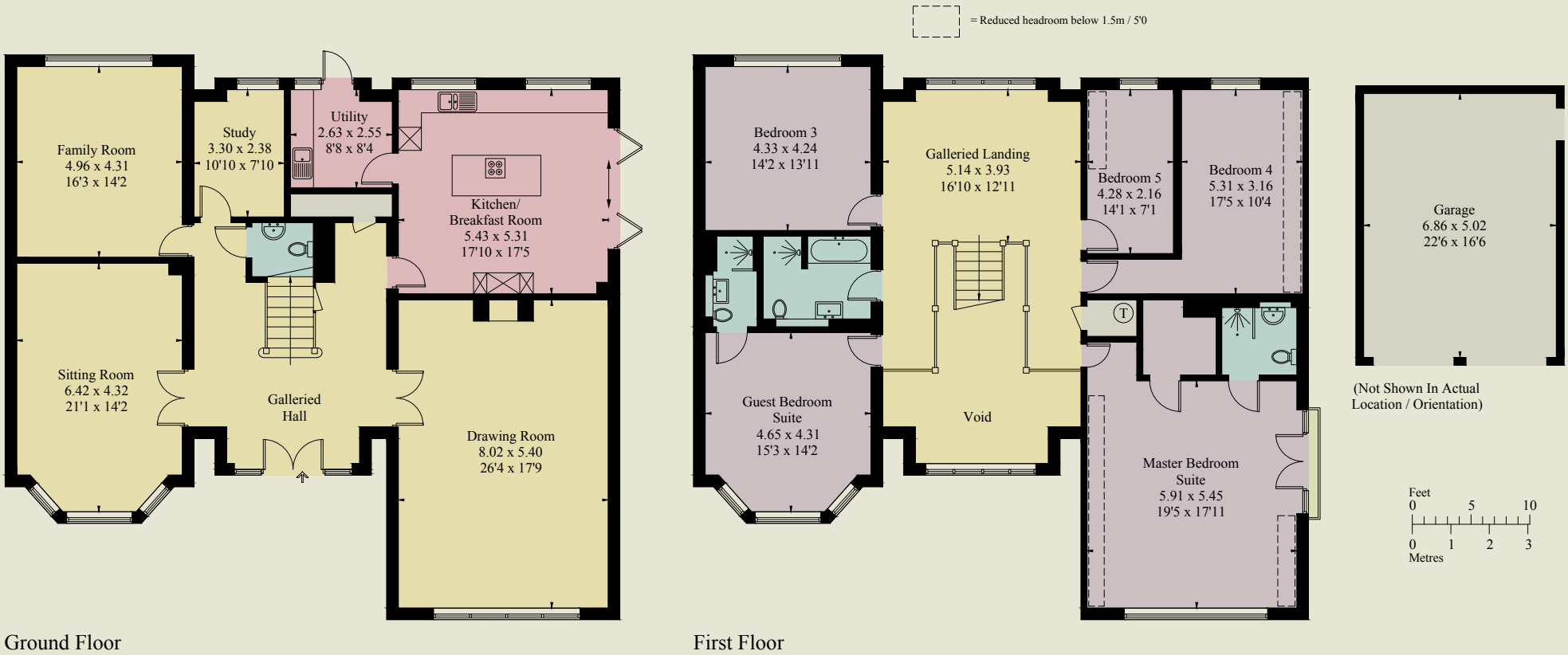
# Westwick, Long Lane, Shaw, Newbury, RG14 2TH

Approximate Gross Internal Area = 330.8 sq m / 3561 sq ft

(Excluding Void)

Garage = 34.2 sq m / 368 sq ft

Total = 365 sq m / 3929 sq ft



## GENERAL INFORMATION

**Services:** Mains water and electricity are connected. Private septic tank drainage. Central heating from energy efficient Air Source Heat Pump. Underfloor heating throughout ground floor.

Gigaclear Fibre Broadband available with speeds up to 100Mbps.

**Council Tax:** G

**Energy Performance Rating:** TBC. Predicted B / 84

**Postcode:** RG14 2TH

**Local Authority:** West Berkshire District Council  
Telephone: 01635 42400

## VIEWING

Strictly by appointment through Warmingham & Co

## DIRECTIONS

From Newbury take the B4009 off the Robin Hood roundabout on the North East side of the town signposted for Hermitage. Continue for approximately 2 miles, where Westwick will be found on your right hand side.

## DISCLAIMER

The agent has not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. If required, the client is advised to obtain verification. These particulars are issued on the understanding that all negotiations are conducted through Warmingham & Co. Whilst all due care is taken in the preparation of these particulars, no responsibility for their accuracy is accepted, nor do they form part of any offer or contract. Intending clients must satisfy themselves by inspection or otherwise as to their accuracy prior to signing a contract.

FLOORPLANZ © 2017 0203 9056099 Ref: 196846

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

**Warmingham**

www.warmingham.com

naei | propertymark  
PROTECTED

aria | propertymark  
PROTECTED

The Property  
Ombudsman

**01491 874144**

4/5 High Street, Goring-on Thames

Nr Reading RG8 9AT

E: sales@warmingham.com

www.warmingham.com



