



10 The Jackdaws, Shaw, Newbury RG14 2GL  
Price: £625,000

**Features.**

-  2
-  5
-  3

**Description.**

Absolutely stunning, modern five bedroom detached family home, situated to the north of the town centre, with 8 years NHBC guarantee remaining.

The property is immaculately presented and the flexible and spacious accommodation which is over three floors comprises, entrance hall, cloakroom/utility room, large open plan kitchen/dining room with all integrated kitchen appliances and two sets of french doors opening to the rear garden, generous size living room and study on the ground floor. Master bedroom with en-suite shower room, two further double bedrooms and family bathroom on the first floor and two further bedrooms and shower room on the top floor. Benefits also include a private rear garden, double garage with driveway parking for several cars and gas central heating throughout. Viewings highly recommended.



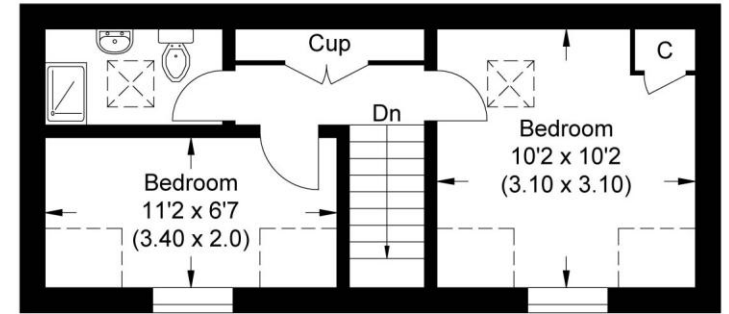
**Location.**

The pretty market town of Newbury offers a wide range of shopping facilities including a twice weekly local market, pedestrianised high street with local and national retail stores and major grocery outlets. There is a variety of cafes, restaurants and bars, a multi-screen cinema and the historic Corn Exchange theatre. There is a major rail station with direct links to London Paddington, the City of London and the West Country, and excellent access to the M4/A34 junction.

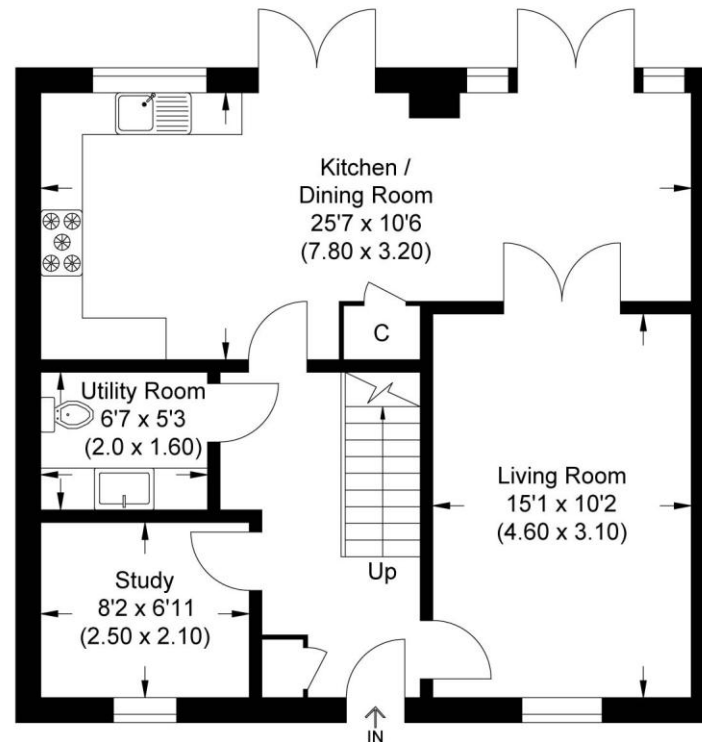
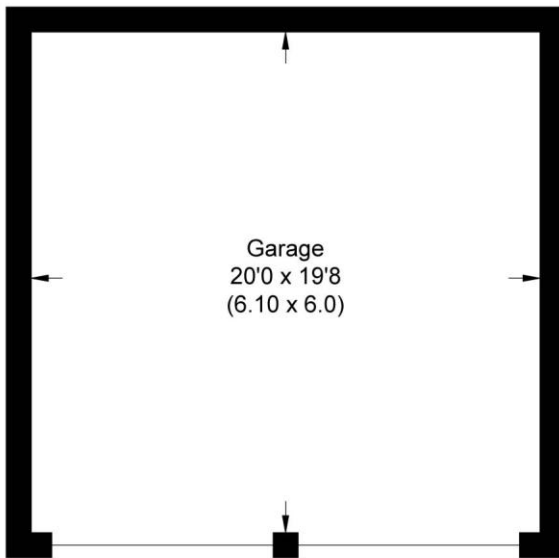


Approximate Gross Internal Area  
 137.28 sq m / 1477.67 sq ft  
 (Excludes Garage)  
 Garage Area 36.60 sq m / 393.95 sq ft

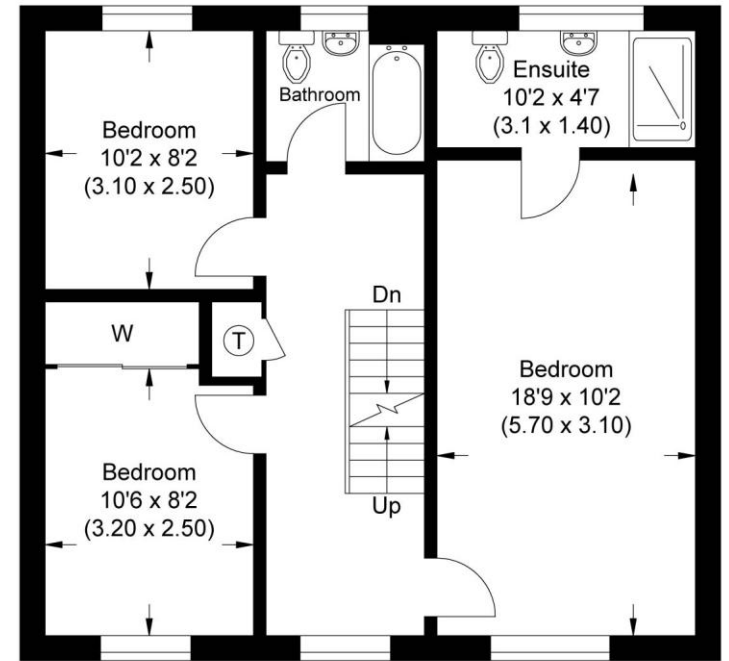
 = Restricted Head Height



Second Floor



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) <b>A</b>		93
(81-91) <b>B</b>	85	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient – higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Important Notice**

**PROPERTY MISDESCRIPTIONS ACT 1991**

The information in this document is indicative and is intended to act as a guide only. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Property Misdescriptions Act 1991. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. We would like to point out that all photographs are taken with a wide angle lens and any fitted appliances have not been tested.

**EPC: B**

**COUNCIL TAX BAND: F**  
2026/2027: £3,561.88.

**TENURE: FREEHOLD**

For more information on this property or to arrange a viewing please call the office.

Alternatively, visit our website below to view all the details of this property online.

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