



2 SHAW MILL COTTAGE
Guide Price £299,950

Carter Jonas

2 Shaw Mill Cottage Church Road Shaw Newbury RG14 2DL

- Newbury town and mainline station (Paddington) 0.5 miles
- A34 & M4 (J13) 3 miles

Hallway • modern well fitted kitchen • spacious living/dining room • 2 bedrooms - the main bedroom with extensive wardrobes • lovely modern bathroom • Grade II listed • extremely attractive property with lovely character features • private parking • wonderful south facing gardens and patios with riverside views • close to Newbury town centre • Energy Rating F

SITUATION

Shaw Mill Cottage dates back to 1600, originally a workers cottage for the Old Mill House offering a great location in this historic area of the town. Shaw stands on the northern edge of Newbury and is within walking distance of the centre of this market town famous for its racecourse. Shaw itself, which stands astride the River Lambourn, has a church, school, inn and local shops and there are a number of golf courses in the area, theatres in Newbury and Bagnor and walks along the Kennet & Avon Canal. The national motorway network and Heathrow airport are accessible via the M4 and there are schools for children of all ages nearby.

DESCRIPTION

Beautifully presented and with many improvements, the cottage has walled frontage and an entrance porch giving access to a generous hallway with built in storage, to the left side is a modern, high quality kitchen with quality built in appliances and to the right side a spacious living/dining room a relaxing and characterful space with dual aspect windows and impressive fireplace with woodburning stove.

A very well presented and characterful 2 bedroom cottage with lovely riverside gardens, private parking and a great location within easy reach of Newbury. Much improved by the current owner, with modern luxury kitchen and an impressive living/dining room. Available chain free.



Upstairs the feeling of character and quality continue with a principal bedroom with excellent built in wardrobes, a second bedroom and a good quality modern bathroom with corner bath. The property benefits from a surprising amount of light and space and offers wonderful character with exposed timbers and ceiling timbers throughout, there have been high quality upgrades by the current owner including kitchen, flooring and decor.

OUTSIDE

The attractive walled gardens are a particular feature of the property, with good privacy and south facing, a large patio area gives plenty of space for relaxing and alfresco living. The gardens extend to the river (River Lambourn, with rights) with an extremely pretty and relaxing outlook and providing a unique offering so close to town.

Additional Information

Tenure: Freehold. A straight forward flying freehold link with next door (all checked and approved by the seller's solicitor)

Services: Mains water, drainage, modern electric radiators, double glazing

Local Authority: West Berkshire Council - 01635 551111

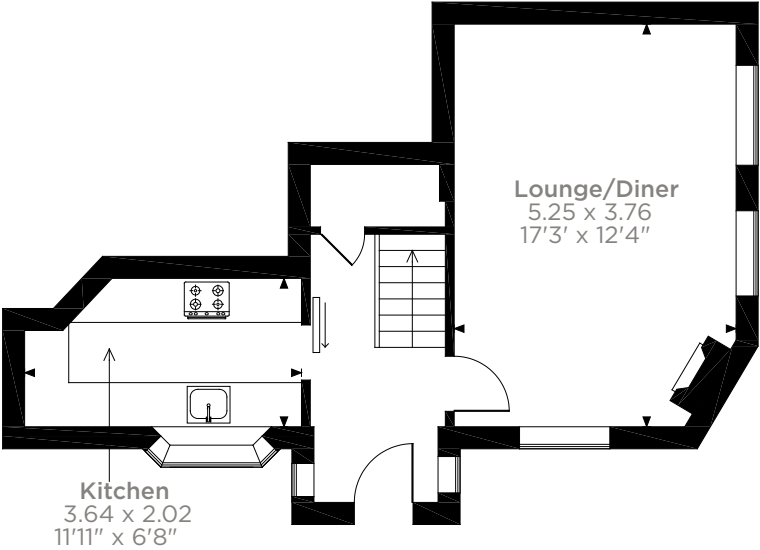
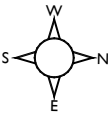
Council Tax: Band C

Viewing: By prior appointment through the Newbury office 01635 263010

Directions: Please use postcode RG14 2DL

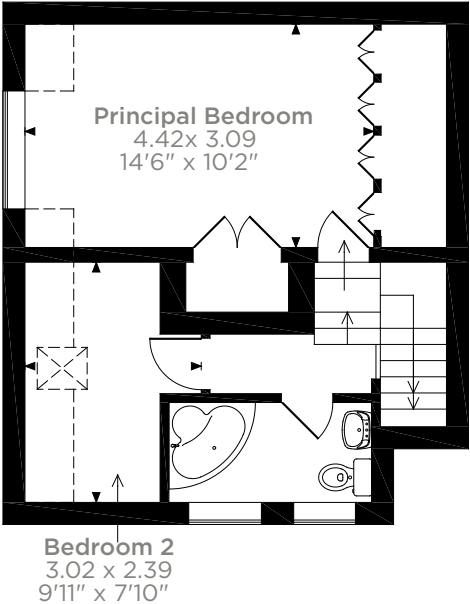


2 Shaw Mill Cottage, Church Road, Shaw, Newbury
Approximate Gross Internal Area
73 Sq M/786 Sq Ft



Ground Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E		
21-38	F	29 F	
1-20	G		

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