

Meadow House



UNITED KINGDOM
PROPERTY
AWARDS
DEVELOPMENT

luxaviation 
UNITED KINGDOM



BEST RESIDENTIAL
PROPERTY
UNITED KINGDOM

Super Prime
Surrey/Hampshire
by LOFTHOUSE Residences

2024-2025

**BUILDING
COMPANY
OF THE YEAR**



**National
Highly Commended
2023**

KEY SPECIFICATIONS

- 5 bedrooms all with luxury en- suite bathrooms
- Exceptional finishes
- Bespoke kitchen with premium appliances
- Full renewables
- Utility room with washing machine and tumble dryer
- Office
- Countryside views
- Timber windows
- Oak framed car port

Carter Jonas

COMPLETION
2026



**LOFTHOUSE
ENTERPRISES**

Meadow House, Hatt Common, East Woodhay, Newbury



A rare chance to own a new exceptional five-bedroom home with breathtaking country views, crafted by a UK property award-winning developer, Lofthouse Enterprises.

Featuring organic modern interiors, exceptional craftsmanship, and a full suite of renewable energy solutions, this bespoke residence offers sustainable luxury in a stunning rural setting.



Interiors

Our Interior Team understands the importance of creating a beautiful home that reflects both refined style and exceptional quality. At Lofthouse Enterprises, this vision aligns perfectly with our own commitment to craftsmanship and detail. We take great pride in delivering interiors that not only look elegant but are to the highest standards, using carefully selected, high-end finishes and materials throughout.

From beautifully designed kitchens and premium flooring to thoughtfully specified fixtures and fittings, every element is chosen to enhance both the aesthetic and long-term durability of the home. Lofthouse Enterprises ensures that each space we complete feels sophisticated, timeless, and of truly exceptional quality.



This exceptional new-build home is arranged over three floors and thoughtfully designed to meet the demands of modern family living.

At the heart of the home is a stunning open-plan kitchen/family/dining space, featuring bifold doors that seamlessly connect the interior with a landscaped garden—perfect for entertaining or relaxing while enjoying open views across the fields beyond.

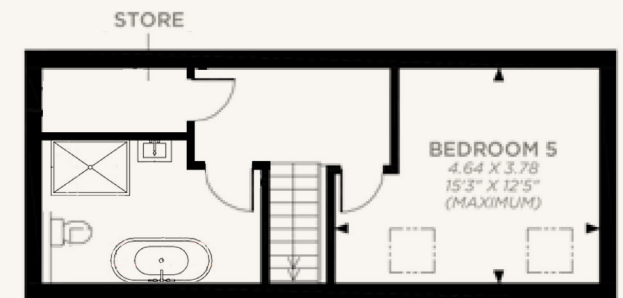
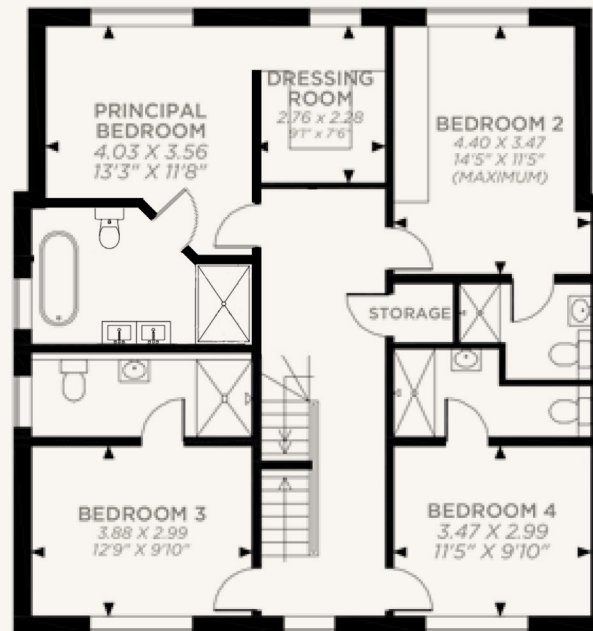
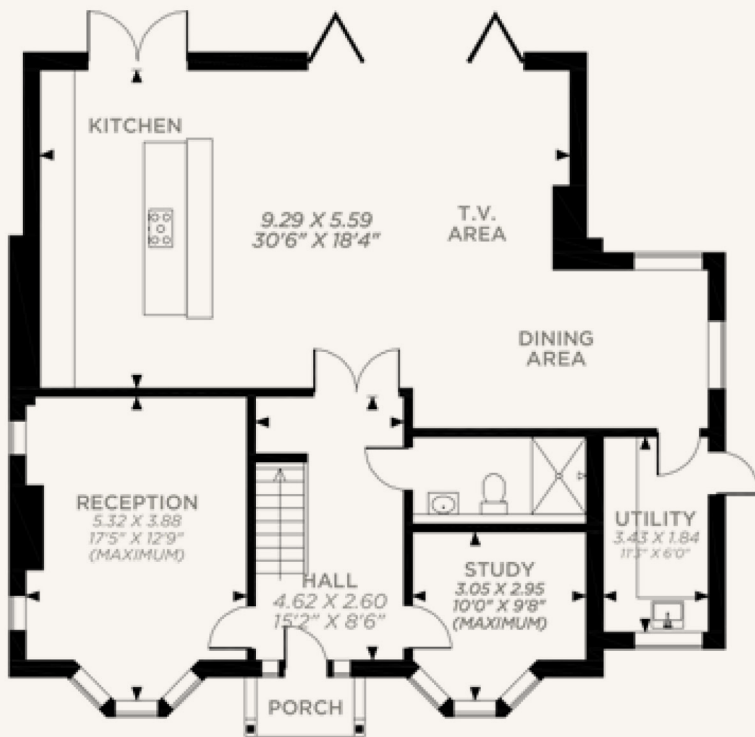
Upstairs, the impressive principal bedroom suite includes a generous dressing room and a luxurious en-suite bathroom with both a freestanding bath and walk-in shower.

Three additional double bedrooms, each with their own en-suite, are on the first floor, while the top floor provides a fifth bedroom and separate shower room—ideal as a guest suite, home office, or teenager's retreat.



FLOOR PLANS

Approximate Gross Internal Area
2,692 Sq ft / 250 sq m



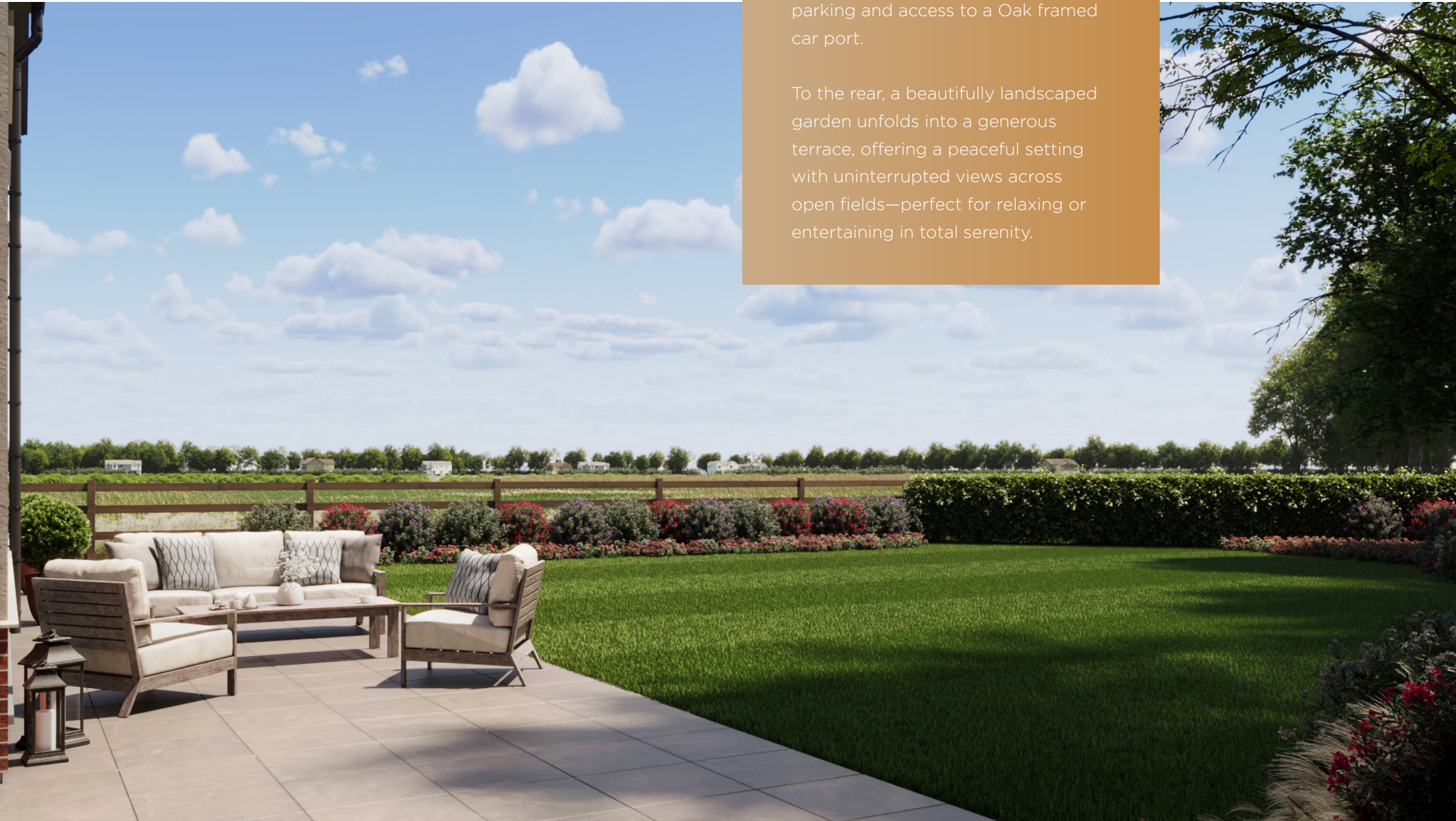


LOFTHOUSE
ENTERPRISES

Exterior & Grounds

The property is approached via a private driveway offering ample parking and access to a Oak framed car port.

To the rear, a beautifully landscaped garden unfolds into a generous terrace, offering a peaceful setting with uninterrupted views across open fields—perfect for relaxing or entertaining in total serenity.





SPECIFICATIONS



Kitchen

- Bespoke in-frame kitchen cabinetry
- Quartz worktops and full-height backsplash
- Island with quartz worktop
- Butler ceramic sink with Quooker 3-in-1 boiling water tap
- Brass ironmongery to all cabinetry
- Siemens integrated dishwasher
- Siemens multi-oven and induction hob
- American-style freestanding fridge-freezer

Renewables

- Air Source Heat Pump
- Underfloor Heating Throughout
- 1 Electric Car Charger
- Solar Panels

Bathroom & En-suite features

- Wet-room showers to principal and second en-suites
- Luxury freestanding bath (principal en-suite)
- Wall-mounted vanity units with integrated storage
- Hansgrohe sanitaryware throughout
- Tiled wet areas
- Heated towel rails and dual-flush wall-mounted WCs

Finishes & Interior details

- Timber windows
- Heritage brass ironmongery throughout
- Engineered wood flooring to hallway and open-plan areas
- Timber-clad staircase with metal spindles
- Plush carpeting to bedrooms, lounge, landing, and study
- Fully fitted joinery to principal and second bedroom
- Intruder alarm system
- Front door multi-locking system



THE AREA

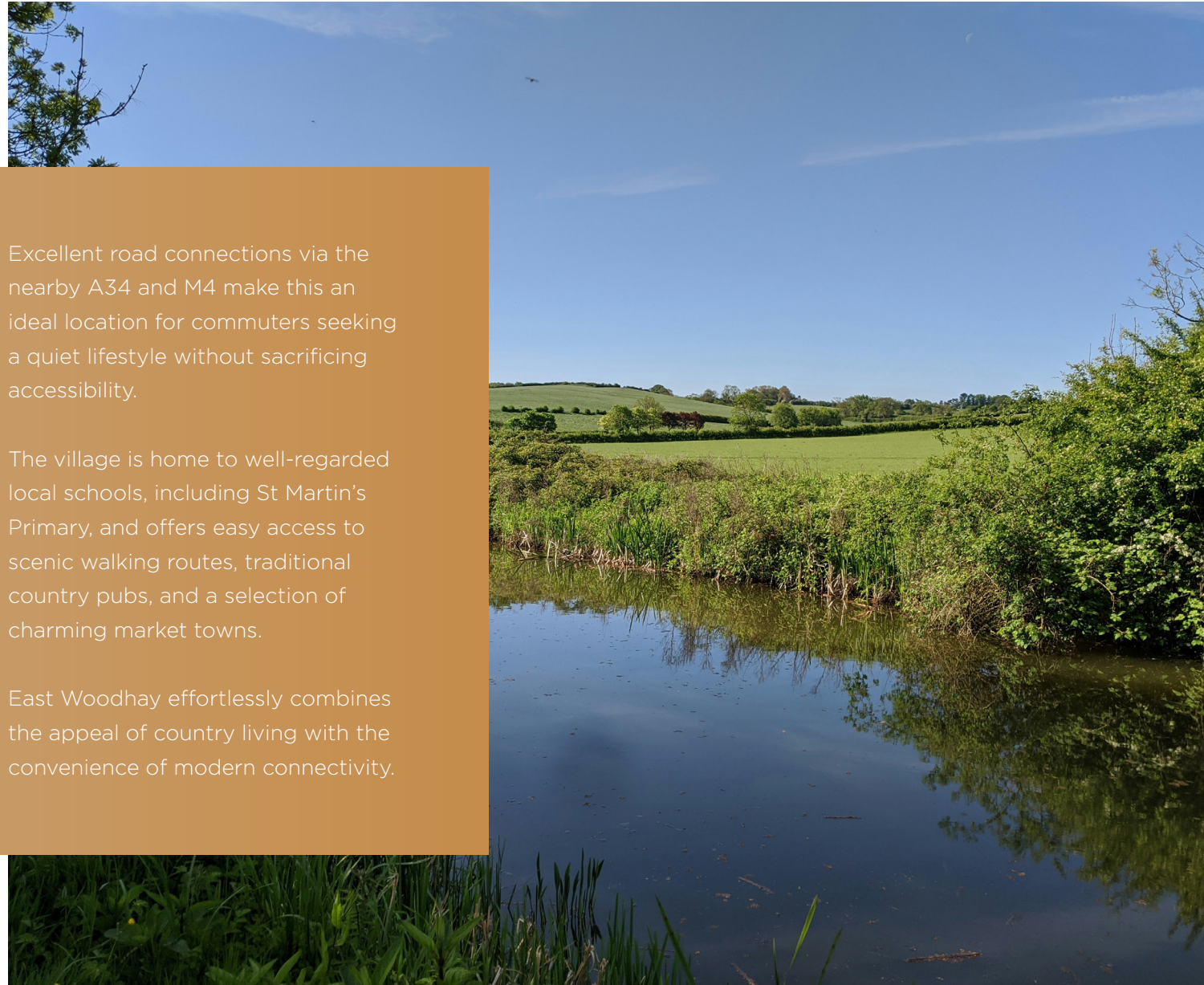
Set in the highly desirable village of East Woodhay, this location offers an exceptional quality of life in a peaceful, picturesque countryside setting.

Despite its rural charm, East Woodhay is just a short drive from Newbury, where residents benefit from a mainline station with fast services to London Paddington, as well as a wide array of shops, restaurants, and cafés.

Excellent road connections via the nearby A34 and M4 make this an ideal location for commuters seeking a quiet lifestyle without sacrificing accessibility.

The village is home to well-regarded local schools, including St Martin's Primary, and offers easy access to scenic walking routes, traditional country pubs, and a selection of charming market towns.

East Woodhay effortlessly combines the appeal of country living with the convenience of modern connectivity.





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