



Meadow View
Speen, West Berkshire



Meadow View

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A striking contemporary home
designed with great flair and attention
to detail on the edge of Newbury.

Vaulted hall | Sitting room | Kitchen/dining room | Study | Utility room | Boot room | Cloakroom

Principal bedroom with dressing room and bath/shower room | Guest bedroom with shower room
Three further bedrooms | Family bathroom with shower | Laundry room

Carport with electric charging point | Bike store | Landscaped garden

In all about 2857 sq ft

Newbury 1 mile (London Paddington 45 minutes), Hungerford 8 miles,
Reading 20 miles, Oxford 28 miles, M4 (Junction 13) 4 miles
(Distances and time approximate)



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Berkshire

Meadow View is situated on Speen Lane, a sought after address on the western edge of Newbury.

It is within walking distance of the town centre, the Parkway Shopping Centre and station.

Communications are excellent with trains from Newbury to London Paddington taking approximately 45 minutes. The A34 is within easy access with Junction 13 of the M4 being about 4 miles to the north.

There are many well regarded schools in the area including St Bartholomew's, Downe House, Brockhurst & Marlston House, Thorngrove, Horris Hill and St Gabriel's.

For Sale Freehold

Meadow View is one of two impressive new homes with Purbeck stone and render finish, sedum roofs and aluminium doors, windows and soffits.

With high ceilings and light rooms throughout the property there is a wonderful feeling of space with the principal rooms all enjoying views over the garden and field beyond.

The front door leads into an impressive hall with vaulted ceiling, oak and glass staircase and coat room. There are bespoke doors and engineered oak floors throughout the property.

The fantastic open-plan kitchen is locally designed and has an island/breakfast bar, quartz worksurfaces, Miele appliances, a Quooker tap and bi-fold doors.

A distinctive double-sided gas fire divides the kitchen from the sitting room with panoramic bay window and doors onto a sheltered south-facing terrace, ideal for outdoor entertaining.

The study could be used as a gym, playroom or ground floor bedroom.



Please note, the furniture in this image has been virtually staged.



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Beyond the kitchen there is a useful boot room and utility room.

There are four bedrooms on the first floor each overlooking the attractive landscaped garden. The principal bedroom has a dressing area, Juliet balcony and fantastic bathroom with shower and electric underfloor heating. The laundry room is located on the first floor.

The property is accessed via a shared drive which leads to a gravelled parking area and carport for two cars, with electric charging point.

The beautiful, landscaped garden is mainly laid to lawn and bordered by estate fencing and enjoys fabulous south-facing views.

The property has a 10 year warranty.

Accommodation

See floor plans.

Services

Mains electricity, water and drainage. Gas heating with underfloor heating on the ground floor. Wired for solar. Water softener.

Fixtures and Fittings

Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

Local Authority

West Berkshire District Council – 01635 42400.

Postcode

RG14 1RW

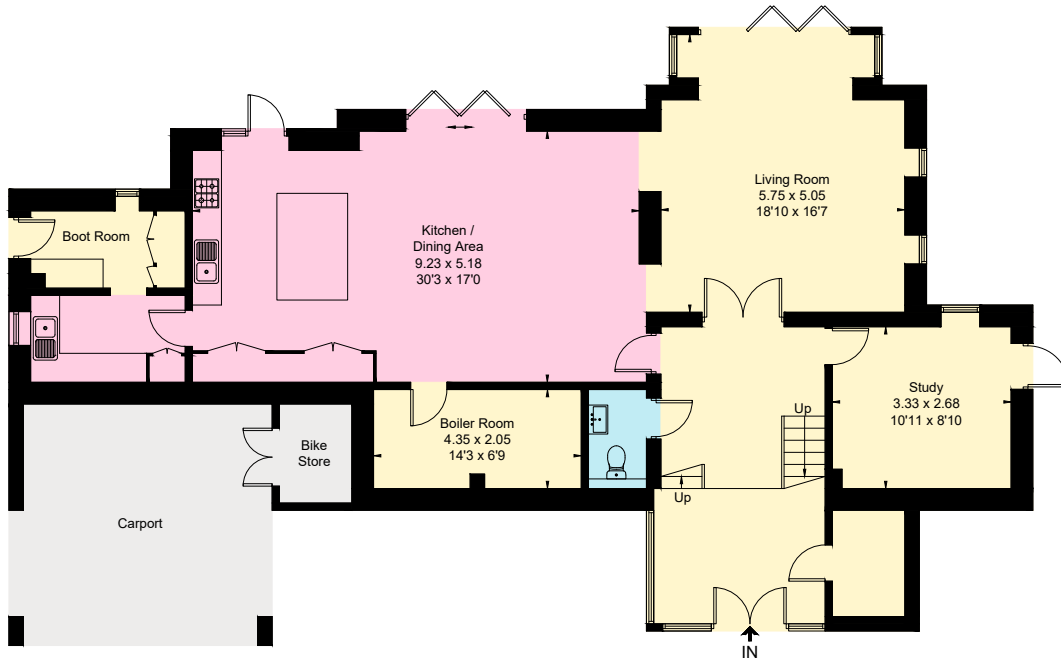
Viewing

Viewing by prior appointment only with the Agents.





Approximate Floor Area = 262.4 sq m / 2,824 sq ft
Bike Store = 3.1 sq m / 33 sq ft
Total = 265.5 sq m / 2,857 sq ft (Excluding Void / Carport)
 This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars



Ground Floor



First Floor



Connecting people & property, perfectly.

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