Millers House Church Road, Shaw, Newbury
Berkshire RG14 2DL

Price £399,950
MILLERS HOUSE CHURCH ROAD, SHAW, NEWBURY
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Character Grade II Listed cottage dating back to the 17th Century located on the banks of the river Lambourn and within an easy walk of Newbury town centre. The spacious property is full of period features and accommodation consists of entrance hall, open plan kitchen/ breakfast room, dining room, living room, cloakroom/ utility room, three double bedrooms, fourth bedroom and family bathroom. Outside is a small south-facing garden with the River Lambourn at the end and off street parking. Benefits include gas-fired central heating and NO ONWARD CHAIN.

ACCOMMODATION

Ground floor
Through front door to entrance hall. Off the entrance hall is the dining room to the front of the property. On to the open plan kitchen/ breakfast room with door to the rear garden and patio. Off the hallway is also a door to the good size living room with French doors opening to the garden. Finally the cloakroom/ utility room located next to the stairs. Stairs to first floor landing.

First floor
Three double bedrooms, two of which are to the front of the property. The master bedroom has a rear aspect and faces south with delightful views of the River Lambourn. The fourth bedroom is to the front of the property. A family bathroom and additional storage cupboards on the landing complete the accommodation.

OUTSIDE

Front of Property
Parking for two cars with access round the side of the house to the garden.

Rear of Property
The garden is predominantly laid to grass with a small reinforced wall. (The garden has been fitted with an emergency pump should the river rise to a certain level).

SERVICES & COUNCIL TAX
Gas, electricity, mains drainage and water are connected to the property. The property is in Band E. Current charge for 2017-2018 is: £2,043.96. Telephone West Berkshire Council on: 01635 42400.

DIRECTIONS
From Downer & Co.'s offices in Cheap Street continue northbound on the A339. At the Robin Hood roundabout follow signs on the B4009 towards Hermitage. At the double mini-roundabout turn left where Millers House can be found immediately on the left hand side.

PROPERTY MISDESCRIPTIONS ACT 1991
The information in this document is indicative and is intended to act as a guide only to the finished product. Due to the time at which this document was produced, the finished product may vary from the information provided. 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.

VIEWINGS
Strictly by prior appointment through Downer & Co.'s Newbury office on: 01635 523777.