



PLOT 2 THE OLD SAWMILL
Headley

Carter Jonas

PLOT 2 THE OLD SAWMILL MEADOW WAY HEADLEY RG19 8JY

- Newbury and Newbury Station 5 miles
- Basingstoke and Basingstoke Station 13 miles
- M4 (J12) Theale M3 Basingstoke 13 miles

Porch · entrance hall with storage cupboard · cloakroom · sitting room with bay window and double doors to hallway · good sized kitchen/dining room with bi-fold doors to the garden · fully fitted kitchen with built in Bosch appliances · separate utility room with back door · landing · principal bedroom with built in wardrobes and en suite shower room · 2 further bedrooms one with a built in cupboard · airing cupboard · private drive and single brick built garage · light accommodation with good choice of colours throughout · finished to a high specification using quality fixtures and fittings in the kitchen/dining room, bathroom and en suite · brand new with no onward chain · good sized plot · quiet small development in a no through lane · Energy Rating tbc

SITUATION

The Old Sawmill is ideally situated for the many restaurants, bars, cafes, and shops located in Newbury, as well as the excellent communication links to the A34 and mainline stations of Basingstoke (Waterloo) and Newbury (Paddington) and within walking distance of Cheam School.

DESCRIPTION

Set in a prime elevated position at the end of a quiet no through road in Headley between Kingsclere and Newbury, The Old Sawmill is a beautiful development of 9 houses, designed by experienced architecture firm FUSION and sustainability focused developers Willowcrest Homes. Forward-looking in their development ethos, Willowcrest Homes incorporate sustainability, attention to detail and their experience, to create developments sympathetic to their unique locations and their natural surroundings.

A STYLISH BRAND NEW DETACHED 3 BEDROOM HOUSE IN A LOVELY VILLAGE LOCATION SOUTH EAST OF NEWBURY. EXCELLENT ROAD LINKS TO THE A34, M3 AND M4 MOTORWAYS AS WELL AS EASY ACCESS TO MAINLINE TRAIN STATIONS IN BASINGSTOKE (WATERLOO) AND NEWBURY (PADDINGTON).



Plot 2, a detached 3-bedroom home that has been finished to a high specification and like all houses on the site provides a very generous sized plot. The practical living design allows for a large sitting room with square bay window to the front, while to the rear there is a spacious kitchen/dining room with bifold doors leading the garden and ample space for a large dining table. The British made Manor Interior kitchens, are finished with contemporary tones and equipped with Bosch appliances and granite worktops. The ground floor is completed with underfloor heating, porcelain tiles, a spacious cloak room and a separate utility.

On the upper level of the home are three bedrooms, with a family bathroom and a spacious primary suite that overlooks the front of the development. The main benefits from built-in wardrobes and a luxury en-suite bathroom, with Hans Grohe sanitary fittings.

A further two large bedrooms providing views of the garden, a spacious family bathroom fitted with a contemporary suite and porcelain tiles completes the first floor.

OUTSIDE

To the front of the property there is an open area of garden with generous paved path to the front door, drive to one side with ample private parking and access to the brick built detached single garage with power and lighting. The rear garden has a very generous paved terrace for outside dining and entertaining, the rest of the garden is level and is fully secured on all sides by fencing.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains water, electricity and drainage, electric air source heat pumps for the hot water and heating with underfloor heating throughout the ground floor. High speed fibre broadband connected

Local Authority: Basingstoke & Deane Borough Council

Viewing: By prior appointment through the Newbury office 01635 263010

Directions: Please use post code RG19 8JY



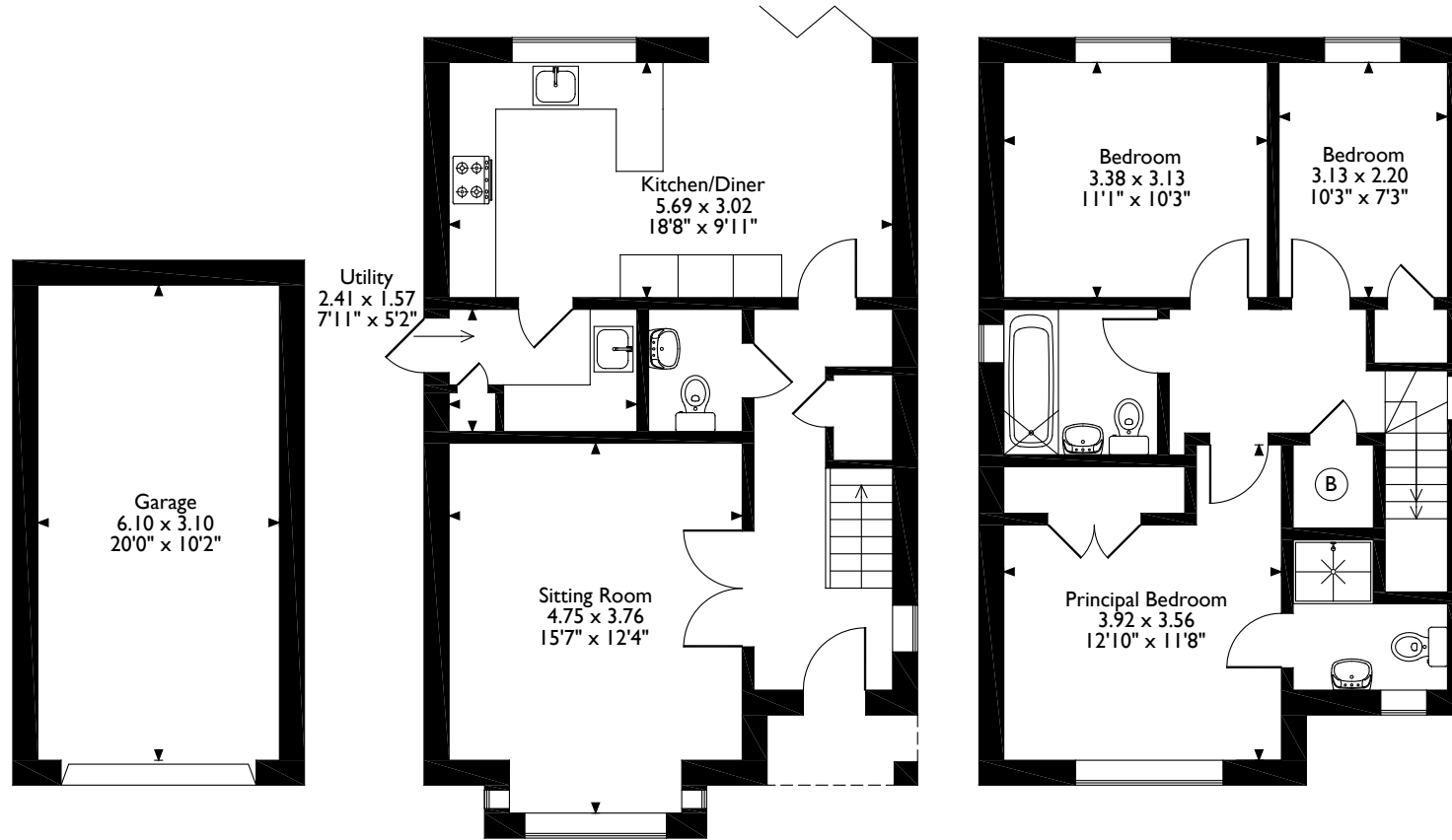
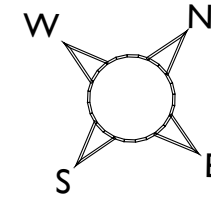
Plot 2 The Old Sawmill, Meadow Way, Headley

Approximate Gross Internal Area

Main House = 100 Sq M/1076 Sq Ft

Garage = 19 Sq M/205 Sq Ft

Total = 119 Sq M/1281 Sq Ft



Ground Floor

First 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.

Newbury 01635 263000

newbury@carterjonas.co.uk

51 Northbrook Street, Newbury, RG14 1DT

carterjonas.co.uk

Offices throughout the UK

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.