



PLOT 5 THE OLD SAWMILL
Headley

Carter Jonas

PLOT 5 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 · sitting room with bay window and double doors to hallway · amazing kitchen/dining/family room with bi-fold doors to the garden · fully fitted kitchen with built in Bosch appliances · separate utility room with back door, door to garage, and cloakroom · landing · principal bedroom with dressing room and en suite shower room · second double bedroom with ensuite · 3 further bedrooms and two with built-in wardrobes · airing cupboard · large private drive and double 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 B

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 5 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 5, a detached 5-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 cloak room and a separate utility.

Upstairs there are five bedrooms, including a large main bedroom with a dressing room and en suite, a second guest bedroom with en suite, and three further bedrooms. There is 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 double integral 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 and has lovely views over the countryside behind.

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

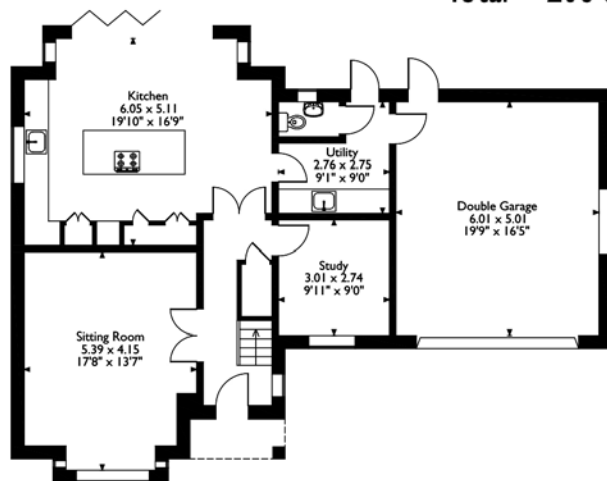
Council Tax: Band tbc

Viewing: By prior appointment through the Newbury office 01635 263010

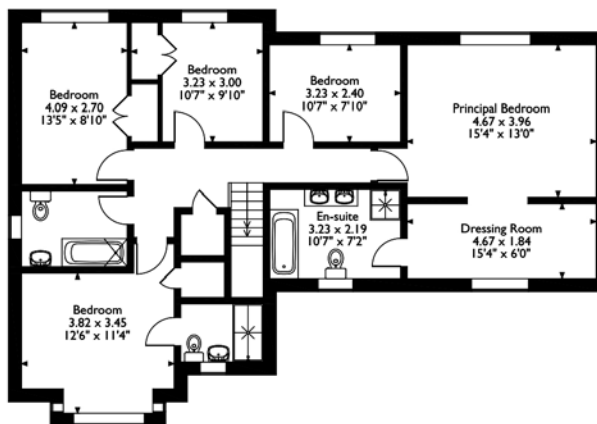
Directions: Please use post code RG19 8JY



Plot 5 The Old Sawmill, Headley, Hampshire
 Approximate Gross Internal Area
 Main House = 177 Sq M/1905 Sq Ft
 Garage = 29 Sq M/312 Sq Ft
 Total = 206 Sq M/2217 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.



Energy Efficiency Rating	
Very energy efficient - lower running costs	
(92 plus) A	86
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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