



LANCASTER COTTAGE
Long Lane, Shaw

Carter Jonas

LANCASTER COTTAGE LONG LANE SHAW NEWBURY RG14 2TA

- Newbury town and mainline station 1.5 miles
- M4 (J13) and A34 4 miles

Entrance hall · utility room · living room with access to the garden · 2 double bedrooms · modern fitted kitchen/dining area · bathroom with bath and shower · extensive frontage with driveway and gravel parking · lovely private rear garden with astro turf lawn and patio area · available chain free · double-glazing · great semi-rural location within striking distance of Newbury · Energy Rating D

SITUATION

Newbury town offers a good selection of shops and supermarkets. There are plenty of restaurants, cafés, public houses and leisure facilities, including Newbury Racecourse, the attractive Kennet & Avon canal, Vue cinema, Corn Exchange and Watermill theatres. There are arts and sports centres, health and golf clubs, a bowls club, museums and an outdoor market on Thursdays and Saturdays. There are well regarded schools for all age groups and Newbury College, with its campus to the south of the town. There is excellent access to the major road routes of A34 and M4 and the mainline rail station to London (Paddington).

DESCRIPTION

This detached bungalow offers modern spacious accommodation. There is a comfortable sitting room to the rear of the property giving views and access on to a lovely private garden. The property also benefits from a modern kitchen with dining area. There are 2 comfortable double bedrooms and a high quality bathroom with bath and shower over.

A DETACHED BUNGALOW IN EXCELLENT CONDITION, BENEFITTING FROM EXTENSIVE FRONTAGE FOR PARKING AND LANDSCAPED REAR GARDENS. THE PROPERTY ALSO BENEFITS FROM 2 DOUBLE BEDROOMS AND A MODERN KITCHEN/DINER. AVAILABLE CHAIN FREE.



OUTSIDE

To the front of the property there is extensive gravel parking and side access to the rear. The rear garden is a particular feature of the property, newly landscaped with astroturf lawn and a patio area all enclosed by fencing and giving excellent privacy.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains electricity, water and drainage, oil fired central heating

Local Authority: West Berkshire Council – 01635 551111

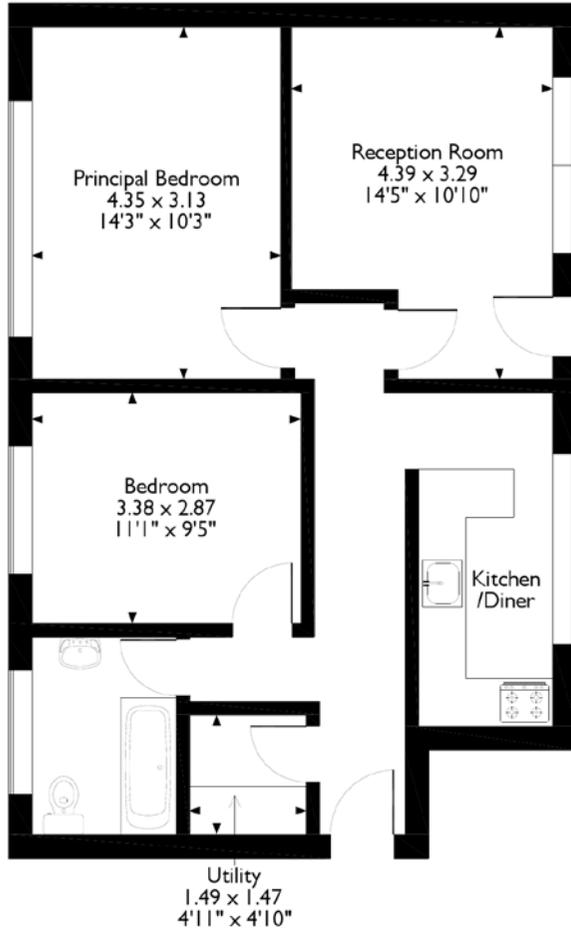
Council Tax: Band B

Viewing: By prior appointment through the Newbury office 01635 263010

Directions: Please use post code RG14 2TA, proceeding out of Newbury and onto Long Lane. Lancaster Cottage can be found on the right hand side after approximately $\frac{3}{4}$ of a mile.



Lancaster Cottage, Long Lane Shaw,
Newbury, Berkshire
Approximate Gross Internal Area
63 SQM/682 SQFT



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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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