



EASTON MEADOWS

Carter Jonas

EASTON MEADOWS EASTON NEWBURY RG20 8EE

- Newbury town centre with fast trains to London Paddington 6.6 miles
- M4 (junction 13) 7.8 miles
- Excellent road and rail links to local business centres and central London

Entrance porch · two cloakrooms · impressive double height reception hall/dining room with gallery · newly fitted kitchen open to a conservatory · large laundry/utility room · sitting room · family room · study · office · wine cellar · principal bedroom with dressing room and large ensuite bathroom · three further bedrooms with ensuite facilities · fifth bedroom · family shower room · detached garage building with double carport and store/barn with gym/studio above · additional double garage · range of stables including three loose boxes, barn and tack room · long private drive · well positioned in the plot surrounded by 11 acres of garden and railed paddocks · all weather floodlit menage · Energy Rating E

SITUATION

Easton Meadows is situated in a rural location, surrounded by its own land, on the west side of Newbury. Although the house is in a private location, it is well placed for very easy access to Newbury town centre and to central London. Newbury town offers a good selection of shops and supermarkets. There are plenty of restaurants, cafés, public houses including the house being a short drive to The Woodspeen and The Boxford restaurants. Other amenities include Newbury Racecourse, the attractive Kennet & Avon canal, the Corn Exchange arts centre and Watermill theatres. There are well regarded schools for all age groups including Cheam and Elstree prep schools and the house is well placed for easy access to top senior schools including Downe House, Bradfield College and Marlborough College.

A SUBSTANTIAL FAMILY HOME PROVIDING EXCELLENT ACCOMMODATION TOGETHER WITH OVER 11 ACRES AND EQUESTRIAN FACILITIES SITUATED IN AN EXTREMELY PRIVATE LOCATION WITHIN EASY ACCESS TO NEWBURY AND FOR COMMUTERS TO CENTRAL LONDON.



DESCRIPTION

Easton Meadows is a substantial family home offering 6,000 sq. ft of flexible accommodation. The house, which dates back to the 1700's, has been extended so now offers a mix of period features and contemporary living. There is an impressive reception hall/dining room with a double height ceiling and an oak staircase leading to a mezzanine. The current vendors have made improvements to the property including the fitting of a contemporary kitchen including Gaggenau appliances. A feature of the property, which will appeal to a family, is the large utility/laundry room in the centre of the property. The ground floor offers a conservatory, sitting room, family room, and two study/offices. On the first floor there is a large principal bedroom with dressing room and good size ensuite. There are three further bedrooms with ensuite facilities, a fifth bedroom and a family shower room.

OUTSIDE

The property is approached by a long private drive which leads to the house and outbuildings. There is plenty of private parking and an attractive detached timber building providing open double carport and a storage barn and a large gym/studio above. Easton Meadows is ideal for a buyer looking for equestrian facilities due to the railed and level paddocks, a stable block and the all-weather arena. The house is surrounded by an established garden with a variety of trees, shrubs and plants together with a very private paved south facing terrace, providing a lovely area for outside dining and entertaining. Within the grounds there is also a mature orchard with a variety of fruit trees.



ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains water, private septic tank drainage, ground source heat pump feeding the areas of under floor heating and the house has a large array of solar thermal panels

Local Authority: West Berkshire Council - 01635 551111

Council Tax: Band H

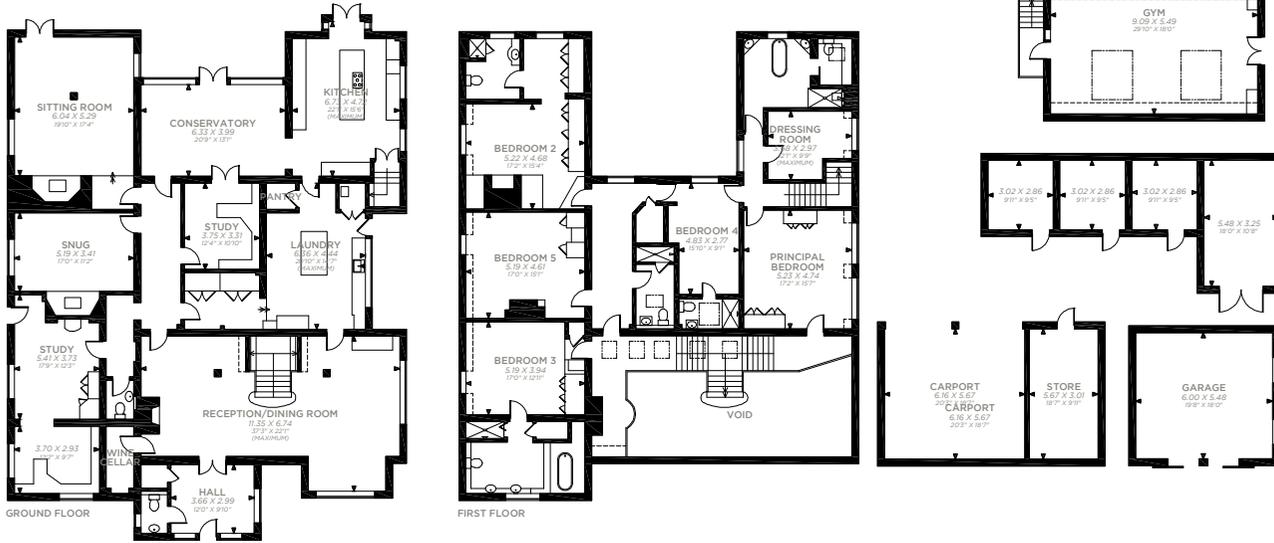
Viewing: By prior appointment through the Newbury office 01635 263010

Directions: Please use post code RG20 8EE





EASTON MEADOWS, NEWBURY
 APPROXIMATE GROSS INTERNAL AREA
 MAIN HOUSE = 5,968 SQ FT / 555 SQ M
 OUTBUILDING = 1483 SQ FT / 138 SQ M
 TOTAL = 7451 SQ FT / 692 SQ M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		61 D
39-54	E	51 E	
21-38	F		
1-20	G		

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Offices throughout the UK



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