

# Meadow House



**Stamp duty savings  
if bought off-plan**

## KEY SPECIFICATIONS

- 5 bedrooms all with luxury en- suite bathrooms
- Exceptional finishes with the option to personalise
- Bespoke kitchen with premium appliances
- Bespoke utility room
- Office
- Full renewables
- Countryside views
- Timber windows
- Oak framed car port

# Carter Jonas

**COMPLETION  
Spring 2025**



UNITED KINGDOM  
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luxaviation   
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**BEST RESIDENTIAL  
PROPERTY  
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Super Prime  
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**2024-2025**

**BUILDING  
COMPANY  
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**National  
Highly Commended  
2023**



**LOFTHOUSE  
ENTERPRISES**

# Meadow House, Hatt Common, East Woodhay, Newbury



A rare chance to own a new exceptional five-bedroom home with breathtaking country views, crafted by a UK property award-winning developer, Lofthouse Enterprises.

Featuring organic modern interiors, exceptional craftsmanship, and a full suite of renewable energy solutions, this bespoke residence offers sustainable luxury in a stunning rural setting.



### **Personalisation**

Our client's interior manager understands the importance of creating a beautiful home that reflects your individual style, Lofthouse Enterprises offering allows buyers a unique opportunity to collaborate closely in bringing their dream ideas to life.

From a curated selection of high-quality finishes and design options, buyers can personalise key elements of the home to reflect their tastes and lifestyle—ensuring a truly bespoke living experience from day one.



LOFTHOUSE  
ENTERPRISES



**This exceptional new-build home is arranged over three floors and thoughtfully designed to meet the demands of modern family living.**

At the heart of the home is a stunning open-plan kitchen/ family/dining space, featuring bifold doors that seamlessly connect the interior with a landscaped garden—perfect for entertaining or relaxing while enjoying open views across the fields beyond.

Upstairs, the impressive principal bedroom suite includes a generous dressing room and a luxurious en-suite bathroom with both a freestanding bath and walk-in shower.

Three additional double bedrooms, each with their own en-suite, are on the first floor, while the top floor provides a fifth bedroom and separate shower room—ideal as a guest suite, home office, or teenager's retreat.

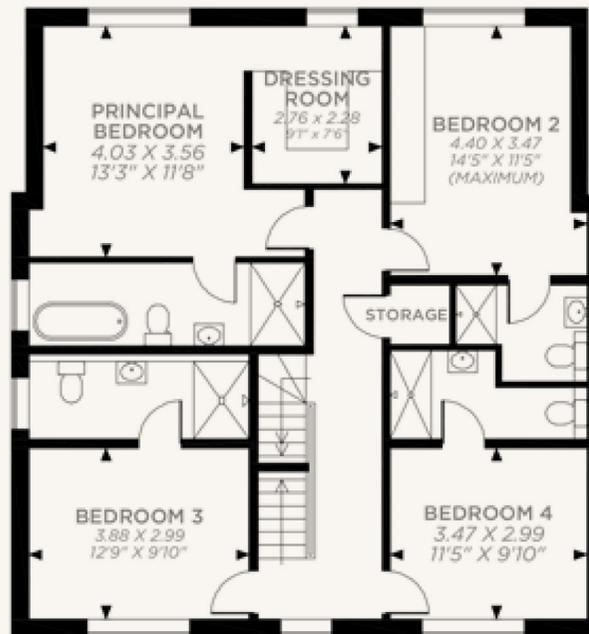


# FLOOR PLANS

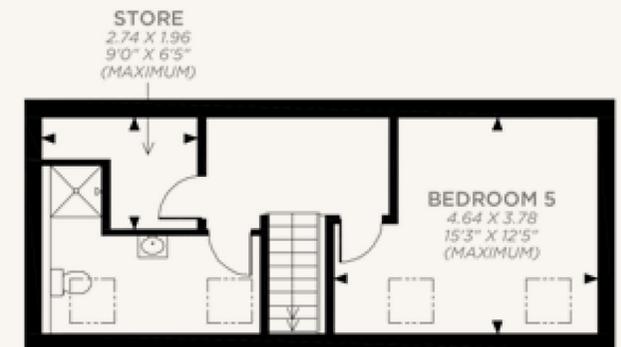
Approximate Gross Internal Area  
2,692 Sq ft / 250 sq m



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

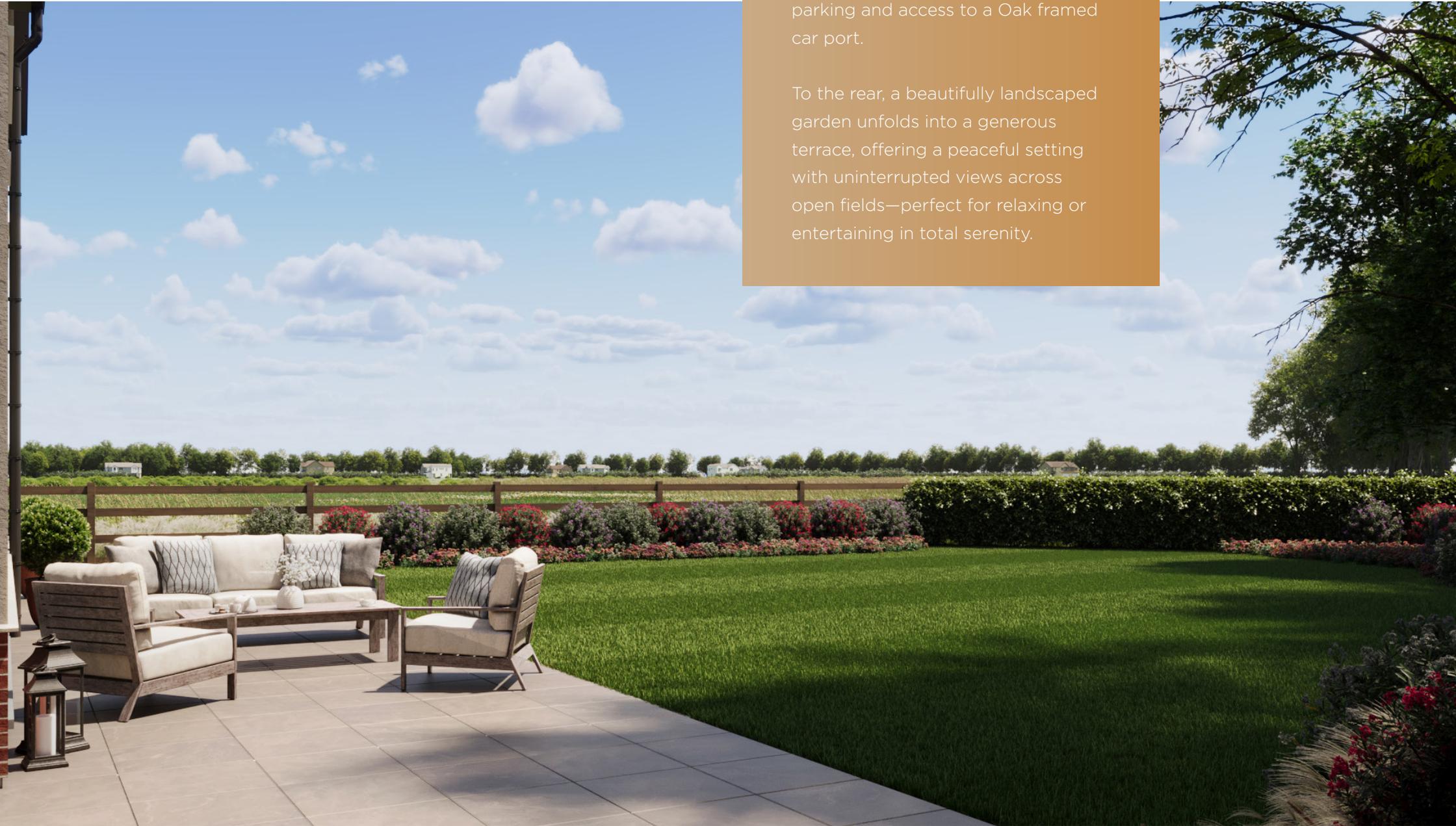


**LOFTHOUSE**  
ENTERPRISES

## Exterior & Grounds

The property is approached via a private driveway offering ample parking and access to a Oak framed car port.

To the rear, a beautifully landscaped garden unfolds into a generous terrace, offering a peaceful setting with uninterrupted views across open fields—perfect for relaxing or entertaining in total serenity.





# SPECIFICATIONS



## Kitchen

- Bespoke in-frame kitchen cabinetry
- Quartz worktops and full-height backsplash
- Island with quartz waterfall ends
- Butler ceramic sink with Quooker 3-in-1 boiling water tap
- Brass ironmongery to all cabinetry
- Bosch (or similar) integrated dishwasher
- Range-cooker multi-oven and induction hob
- American-style freestanding fridge-freezer

## Renewables

- Air Source Heat Pump
- Underfloor Heating Throughout
- 1 Electric Car Charger
- Solar Panels

## Bathroom & En-suite features

- Wet-room showers to principal and second en-suites
- Luxury freestanding bath (principal en-suite)
- Wall-mounted vanity units with integrated storage
- Hansgrohe sanitaryware throughout
- Tiled wet areas
- Heated towel rails and dual-flush wall-mounted WCs

## Finishes & Interior details

- Timber windows
- Heritage brass ironmongery throughout
- Wood-effect flooring to hallway and open-plan areas
- Timber-clad staircase with metal spindles
- Plush carpeting to bedrooms, lounge, landing, and study
- Fully fitted joinery to principal and second bedroom
- Intruder alarm system
- Front door multi-locking system



## THE AREA

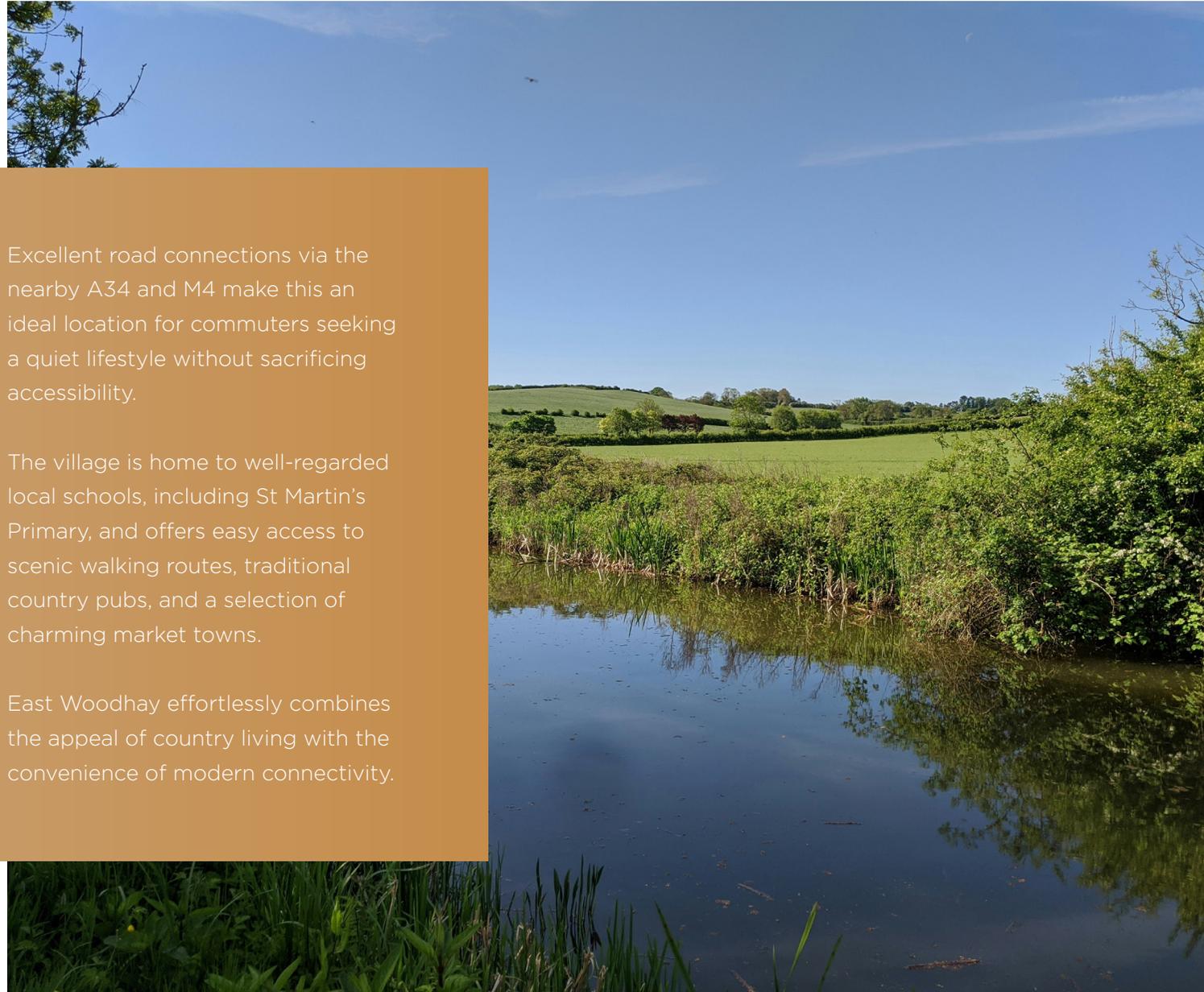
**Set in the highly desirable village of East Woodhay, this location offers an exceptional quality of life in a peaceful, picturesque countryside setting.**

Despite its rural charm, East Woodhay is just a short drive from Newbury, where residents benefit from a mainline station with fast services to London Paddington, as well as a wide array of shops, restaurants, and cafés.

Excellent road connections via the nearby A34 and M4 make this an ideal location for commuters seeking a quiet lifestyle without sacrificing accessibility.

The village is home to well-regarded local schools, including St Martin's Primary, and offers easy access to scenic walking routes, traditional country pubs, and a selection of charming market towns.

East Woodhay effortlessly combines the appeal of country living with the convenience of modern connectivity.





Please contact our instructed estate agents

# Carter Jonas

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