



**MEADOW VIEW**

Guide Price £1,500,000

**Carter Jonas**

# MEADOW VIEW SPEEN LANE SPEEN NEWBURY RG14 1RW

- Newbury mainline station (London Paddington 45mins) 1 mile
- Good road links to M4, A34 and A4

Vaulted hall · stunning living/kitchen/dining room · study · utility room · boot room · cloakroom · principal bedroom with dressing room and bath/shower room · guest bedroom with shower room · 2 additional bedrooms · family bathroom with shower · laundry room · carport with electric charging point · bike store · landscaped garden with lovely views · in all about 2900 sq ft · Energy Rating C

## SITUATION

Meadow View is situated on Speen Lane, a sought after address on the western edge of Newbury. Newbury town offers a good selection of shops and department stores, including the Parkway retail development and John Lewis, with a supermarket and retail park to the south of the town. 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 is excellent access to the major road routes of A34 and M4 and the mainline rail station to London (Paddington) There are many well regarded schools in the area including St Bartholomew's, Downe House, Brockhurst & Marlston House, Thorngrove, Horris Hill and St Gabriel's.

**AN IMPRESSIVE NEWLY BUILT CONTEMPORARY HOUSE WITH EXTENSIVE ACCOMMODATION OF 2,900 SQ. FT, IN A WONDERFUL SETTING ON SPEEN LANE WITH LOVELY MEADOW VIEWS. 3 RECEPTION AREAS, STUNNING 30 FT LIVING/DINING/KITCHEN SPACE, 4 BEDROOMS 2 WITH EN SUITE, PRIVATE PARKING AND CAR PORT.**



Please note the furniture in this image has been virtually

## DESCRIPTION

This extremely impressive newly built house has been finished to an extremely high standard with Oak flooring, German luxury kitchen with Quooker tap and Miele appliances, Lusso bathrooms and ensuite and high grade Joinery and windows. A large vaulted reception hall with dual staircase offers a study to the right side and drops down to an impressive living room with good views over the rear, bifolds open to the garden. A particular feature of the house is a beautifully appointed kitchen/dining space a perfect place for the family to gather eat and relax with further bifolds to the garden and access to a boot room, utility and useful boiler room with good storage. The kitchen opens to the living room, beautifully separated by a full height 2 way fire place with Horizon bell gas fire. Upstairs the feeling of luxury and space continues with 4 bedrooms including a principal bedroom with dressing area and en suite and further ensuite guest bedroom. The accommodation is completed by a stunning family bathroom.

## OUTSIDE

All grounds are beautifully landscaped and well-tended. Gardens at the rear include an extensive patio and level lawns, the back drop to then south East includes vis over a meadow and across countryside. To the front a driveway for private parking with access to a car port and useful store.



MEADOW VIEW, SPEEN LANE, NEWBURY  
 APPROXIMATE GROSS INTERNAL AREA  
 MAIN HOUSE = 2,824 SQ FT / 262 SQ M  
 BIKE STORE = 33 SQ FT / 3 SQ M  
 TOTAL = 2,857 SQ FT / 265 SQ M (EXCLUDING VOID/CARPORT)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE  
 The position & size of doors, windows, appliances and other features are approximate only.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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