



**37 SHAW ROAD**  
Guide Price £535,000

**Carter Jonas**

## **37 SHAW ROAD NEWBURY RG14 1HG**

- Newbury and Newbury Station within walking distance
- M4 (J13) 3.5 miles

Entrance hall · substantial sitting/dining room with wood burner · family room with wood burner · kitchen/breakfast room · cloakroom · utility room · cellar · principal bedroom with en suite shower room · 2/3 further double bedrooms · luxury bathroom · south facing garden with rear access · Energy Rating C

### **SITUATION**

Newbury town offers a good selection of shops and department stores, including the Parkway retail development, 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 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 a 15 minute walk to the mainline rail station to Reading and London (Paddington).

### **DESCRIPTION**

37 Shaw Road is a beautifully presented Georgian house in the iconic Shaw Road crescent retaining many of the charms of its era. The present owners have completely refurbished the house, including a new kitchen and bathrooms, to successfully combine the best of the period features along with every day conveniences of modern living. On entering the property there is a welcoming hallway with doors to the family room with period fireplace fitted with a wood burning stove.

**AN IMMACULATELY PRESENTED 200 YEAR OLD GEORGIAN GRADE II LISTED CHARACTER TOWN HOUSE WITH A BEAUTIFUL KITCHEN/BREAKFAST ROOM, STUNNING SOUTH FACING LANDSCAPED GARDEN AND WITHIN EASY WALKING DISTANCE TO THE TOWN AND STATION.**



Currently used as a cinema room, could easily become a playroom or large fourth bedroom. Across the hall there is an expansive dual aspect sitting room/dining room with an exposed brick chimney breast and wood burning stove and is flooded with light. Both rooms and the hallway have a beautiful oak floor enhancing the lovely feel of the house. The impressive kitchen/breakfast room, with its vaulted ceiling, has a range of eye and base level units, underfloor heating and double doors out to the garden. The ground floor is completed by a useful utility and cloakroom along with a cellar below the study with restricted headroom. On the first floor there is a generous principal bedroom with large en-suite shower room with underfloor heating and fitted wardrobes, two further double bedrooms and a family bathroom. The bedrooms to the front of the house have views over the local green.

#### **OUTSIDE**

To the rear is a very pretty and beautifully landscaped low maintenance garden with mature trees and flowers to the borders along with an excellent patio entertaining area and quality garden shed complete with power. To the rear there is a gate providing very useful rear access to the property and on street parking.

### **ADDITIONAL INFORMATION**

**Tenure:** Freehold

**Services:** All mains services connected

**Local Authority:** West Berkshire Council - 01635 551111

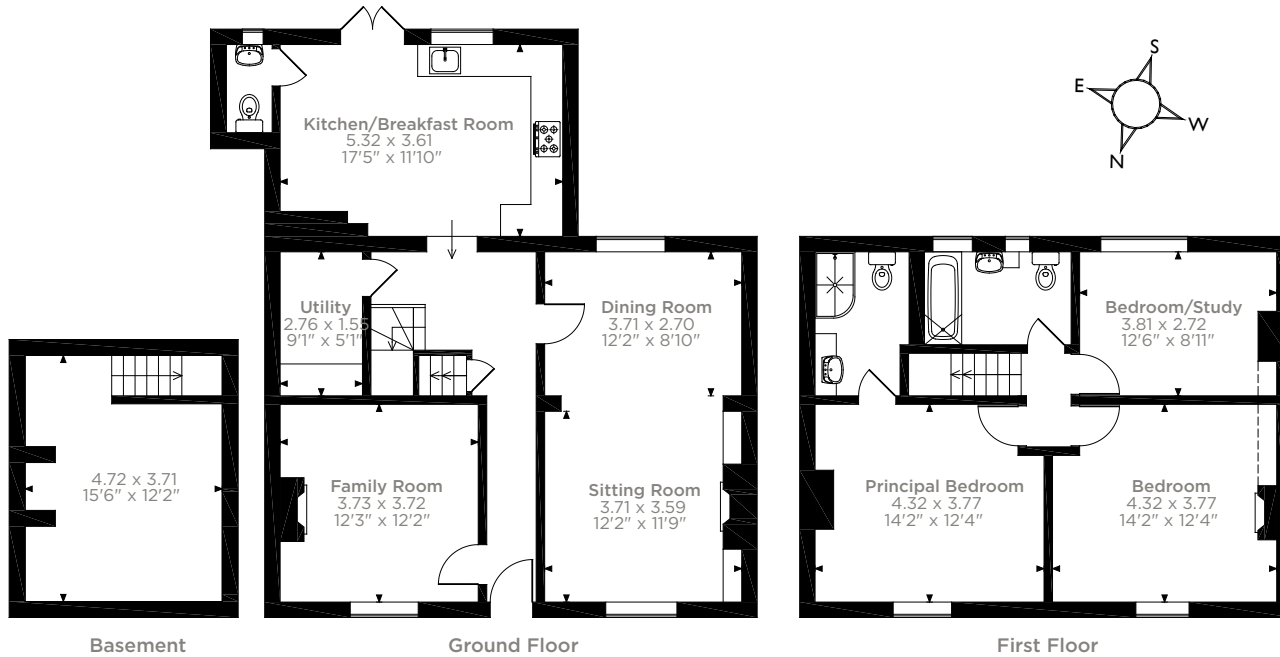
**Council Tax:** Band C

**Viewing:** By prior appointment through the Newbury office 01635 263010.

**Directions:** Please use postcode RG14 1HG



37, Shaw Road, Newbury  
 Approximate Gross Internal Area  
 154 Sq M/1658 Sq Ft



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		81 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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