



Westering, Yeomans Lane, Newtown, Newbury, West Berkshire

STRUTT & PARKER
BNP PARIBAS GROUP 

Westering, Yeomans Lane, Newtown, Newbury, Berkshire, RG20 9BL

A fantastic contemporary five-bedroom detached bungalow with luxury fittings and a beautifully presented garden

Burghclere 0.6 miles, Newtown 1 mile, Newbury and train station 3.3 miles (London Paddington from 40 minutes), M4 (Jct. 13) 6.9 miles

Reception hall | Drawing room | Family area/
Dining area | Kitchen | Utility | Cloakroom
Principal bedroom with 2 dressing rooms & en
suite bathroom | 4 Further bedrooms, 1 en suite
Family bathroom | Basement Single garage
Double garage | Workshop | Shed | Breeze
house Garden | EPC rating D

The property

Westering is a stunning five-bedroom bungalow, with a stylish finish and luxury, bespoke fittings throughout. Located at the end of a quiet lane in a highly sought-after rural setting, just a few miles from Newbury town centre, the property has splendid white rendered elevations and is set in an immaculately landscaped garden, while inside the accommodation is comfortable, spacious and filled with natural light. The reception hall, drawing room and open-plan family room, dining area and kitchen have Amtico flooring, clean, neutral décor and recessed LED lighting, as well as beautiful contemporary fittings. The drawing room has a woodburning stove and a dual aspect, with two sets of bi-fold doors opening onto the garden. The 38ft family room, dining area and kitchen is the heart of the home, with its bi-fold doors and a large ceiling lantern skylight, as well as a woodburning stove, a bar and a stunning kitchen, with a long central island, integrated

appliances and an Aga. There are five double bedrooms, including the large, luxury principal bedroom, which has two dressing rooms and a beautifully appointed en suite bathroom with dual washbasins and a walk-in shower. One further bedroom is en suite, while there is also a family bathroom, with a freestanding bathtub and a walk-in shower.

Outside

At the entrance to the property, five-bar wooden gates open onto a tarmac driveway, which leads to the house and parking space for a number of vehicles. There is a detached double garage, as well as a gravel parking area to the side of the garage and further parking in front of the house. There is paved terracing at the front of the house, while a pathway and steps lead to the side, where there is access to the single garage and large basement. The garden to the side and rear of the house features several areas of paved terracing and sweeping, rolling lawns, with immaculate border flower beds. A gravel area towards the back of the garden has raised beds, a greenhouse, a shed and a workshop. There is also a breeze house, a large gazebo with a timber frame and detachable sides, which is the ideal spot in which to relax in the summer.

Location

Westering sits in a prime position between Burghclere and Newtown. The well regarded public house in Newtown, The Swan, is within easy reach of Westering and for local shopping the Sainsbury's local at Wash Common is conveniently close in addition to the full range of amenities and shopping of Newbury town centre itself. In particular, the Parkway development at Newbury offers a sophisticated range of shops including Next, and Marks & Spencers, as well as a range of boutique shops. On the outskirts of Newbury there is the David Lloyd sports club with tennis courts, swimming pool, and spa. Communication links are excellent, with Newbury station offering regular trains to central London in under the hour and the nearby A34/M4 junctions offering





Location continued...

easy access to Reading, Oxford, London and the West Country. The range of schooling in the area is excellent with both state & private schools close by including Burghclere Primary School, Falkland Primary School, The Clere School, Park House and St. Barts. There is also a good selection of well-regarded independent schools within easy reach including Horris Hill, St. Gabriel's, Thorngrove, Cheam, Bradfield College and Downe House.

Directions

From Strutt & Parker's Newbury office, follow Western Avenue (A4) for 0.7 mile then continue onto A339. Stay on A339 for 2.3 miles then at Swan Roundabout take the 2nd exit onto B4640. Take the first left onto Well Street, and continue along for approximately 1 mile. Turn right onto Yeomans Lane, and Westering can be found after a short distance at the end of the no through road on the left hand side.

General

Local Authority: Basingstoke and Deane

Tel: 01256 810 680

Services: Mains Electricity, drainage and water.

Oil central heating

Council Tax: Band G

Newbury

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Floorplans

Main House internal area 298 sq m (3,209 sq ft)

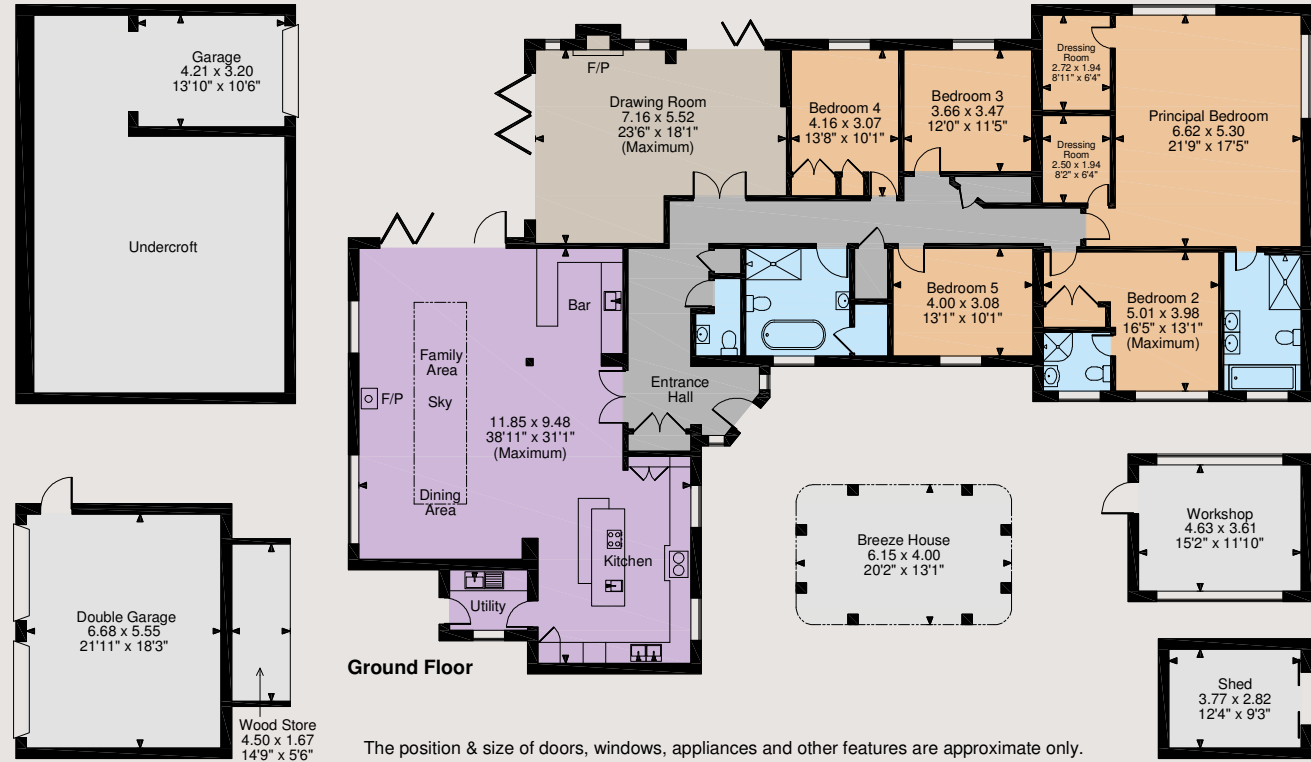
Double Garage internal area 37 sq m (399 sq ft)

Basement internal area 78 sq m (835 sq ft)

Outbuildings internal area 35 sq m (375 sq ft)

Breeze House external area 24 sq m (262 sq ft)

For identification purposes only.



Ground Floor

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