



**11 THE DOLMANS**

Guide Price £600,000

**Carter Jonas**



## 11 THE DOLMANS SHAW NEWBURY RG14 2FQ

- Newbury town centre less than one mile
- Newbury mainline railway station with trains to London Paddington in less than one hour 1.2 miles
- Excellent road links to both the A34 and M4 motorway (J13)

Entrance hall · cloakroom · very spacious kitchen/dining/ family room · first floor sitting room · large principal bedroom with ensuite shower room · separate guest cloakroom on the first floor · second floor with four further bedrooms and a family bathroom · single integral garage · private parking in the gated courtyard · south facing manageable garden · Energy Rating B

### SITUATION

11 The Dolmans is situated in a small private gated development on the north side of Newbury which comprises 3 town houses and a small block of executive apartments. From the property it is a very short drive, or easy walk, into Newbury town centre. Newbury town offers a good selection of shops and supermarkets. 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 the mainline rail station to London (Paddington).

### DESCRIPTION

11 The Dolmans has been extremely well maintained by the present vendors and is now for sale in good decorative order throughout.

**A DECEPTIVELY SPACIOUS THREE STOREY TOWN HOUSE PROVIDING EXCELLENT ACCOMMODATION OF OVER 2,000 SQ.FT IN A PRIVATE GATED DEVELOPMENT WITHIN EASY ACCESS TO NEWBURY TOWN CENTRE, MAINLINE RAILWAY STATION AND EXCELLENT ROAD LINKS.**



The property offers large and deceptively spacious accommodation arranged over three floors. The layout of the house means that it can be flexible with the accommodation, and the house faces south which means that there is a great deal of natural light into the property. On the ground floor there is cloakroom, the kitchen which offers space for dining and sitting, together with French doors providing access to the rear garden. The ground floor is completed by the integral single garage. On the first floor there is a very light sitting room, with views over the garden, a guest cloakroom, and a large principal bedroom with ensuite shower room. The top floor offers 4 double bedrooms and a family bathroom.

### OUTSIDE

Outside approached through electrically operated gates beyond which is the private courtyard. There is private parking to the front of the house but also allows access to the integral single garage. Directly behind the house is a raised seating area with steps down to a gravelled and very manageably sized garden.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** All mains services connected including gas fired central heating

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

**Council Tax:** Band F

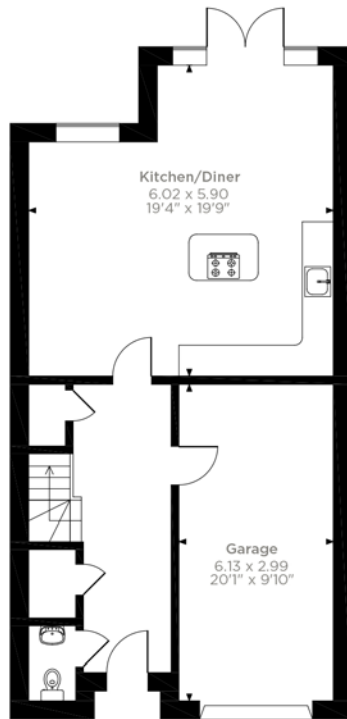
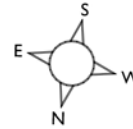
**Viewing:** By prior appointment through the Newbury office 01635 263010

**Directions:** Please use postcode RG14 2FQ

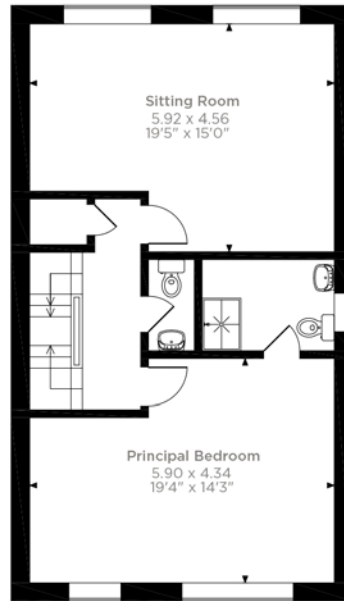




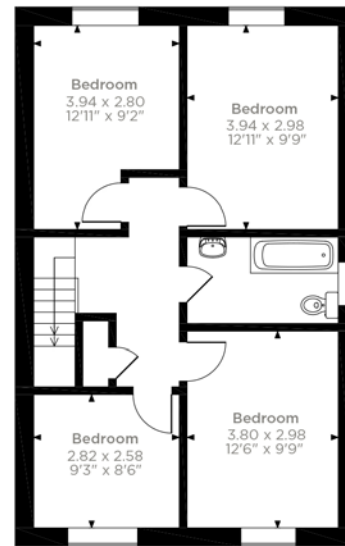
11, The Dolmans, Shaw, Newbury  
Approximate Gross Internal Area  
189 Sq M/2034 Sq Ft



Ground Floor



First Floor



Second Floor

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		93 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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