



## 2 SHAW MILL

CHURCH ROAD SHAW NEWBURY RG14 2DL

A pretty, grade II listed, period cottage with riverside courtyard garden.

The cottage has entrance hall, galley kitchen with appliances, a well-proportioned sitting room with woodburner, generous double bedroom, small single room and a bathroom.

The courtyard garden sits next to the beautiful river Lambourn and offers fantastic space to sit and enjoy the sun.

There is one off road parking space and a pretty courtyard garden adjacent to the River Lambourn.



EPC Exempt  
West Berkshire Council Band C

**Winkworth**

Approximate Floor Area = 62.4 sq m / 672 sq ft

## AT A GLANCE

- Two bedrooms
- Bathroom
- Sitting room with woodburner
- Kitchen
- Parking
- Riverside patio garden

## UTILITIES

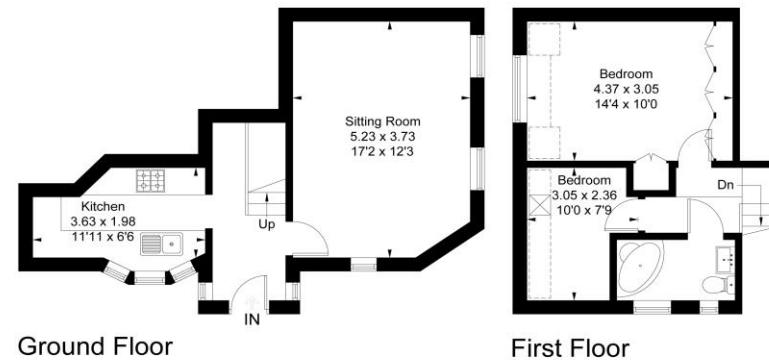
Electric Heating  
Mains Drainage

## SITUATION

Situated just off the centre of Newbury you have great access to all local amenities such as the Park Way shopping centre, cinema, Victoria Park, local shops & local pubs.

## DIRECTIONS

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## Newbury Office

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# Winkworth

See things differently.