

**WESTON MILL.**  
Weston, Newbury, West Berkshire



# SUMMARY.

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## Main House:

Family kitchen | Drawing room | Sitting room | Artists studio | Principal bedroom suite | 4 further bedrooms | 4 further bath/shower rooms | Cloakroom | Utility & Store room | EPC rating E

For sale Freehold





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Weston Mill is a beautifully presented former mill house set in approximately 2 acres of delightful gardens and grounds.



## WHY WE LOVE WESTON MILL.

Weston Mill is a beautifully presented former mill house set in approximately 2 acres of delightful gardens and grounds. This idyllic house is owned by an artist and as such has a style and flair that is utterly beguiling presented with effortless style.

Arranged to make the most of the lateral space, the accommodation is supremely flexible giving great choice to the resident. At either end of the house there is the opportunity to create self-contained spaces all of which

is cohesively joined by a large and superbly family kitchen. The first floor is reserved for the most dramatic drawing room with high ceilings and the principal bedroom suite.

Approached from the road there is ample private parking along with garaging and a range of outbuildings.

The garden and grounds follow the course of the river that creates a boundary to the property, with water meadows, lawns, a large greenhouse and many places for an adventure.

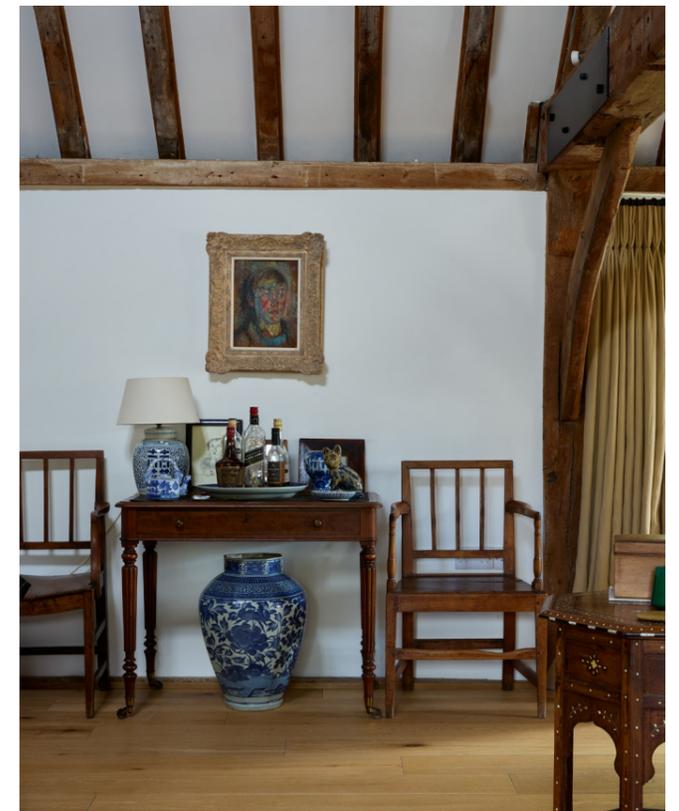
"Can there be a more soothing sound than that of a river as it meanders through a garden or the rush of a mill race at it flows through the wheelhouse."

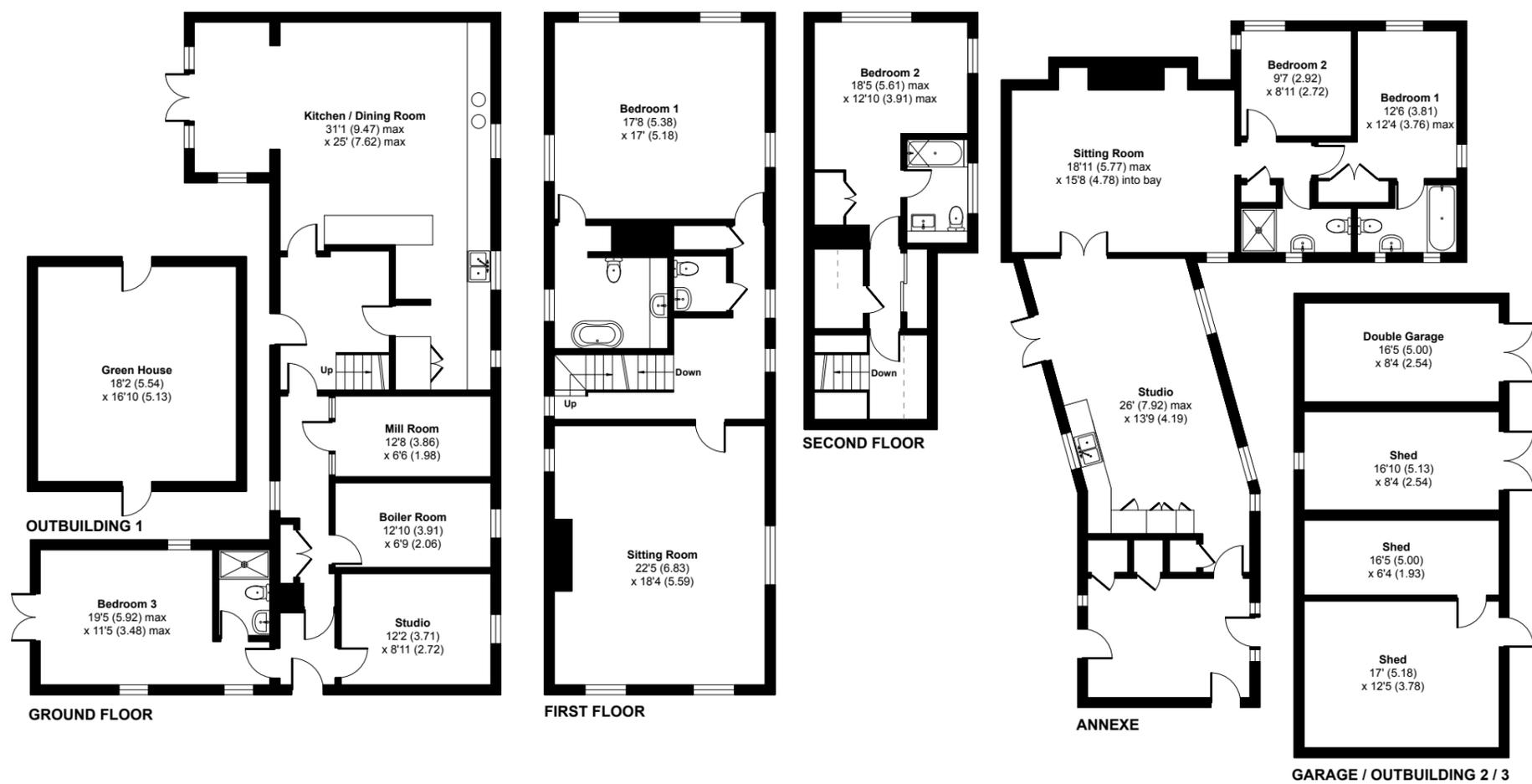












Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for nichecom. REF: 998909

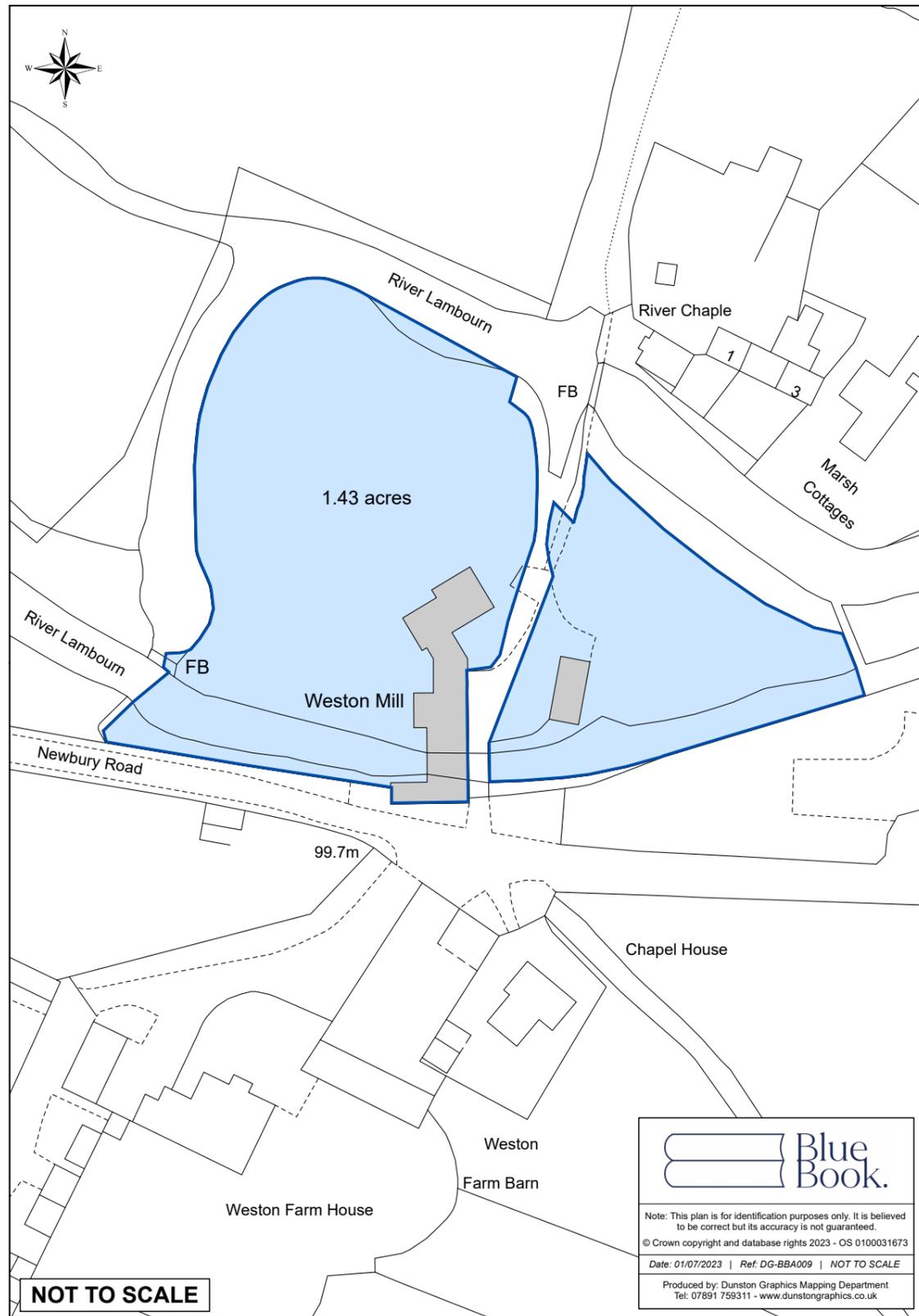
Weston Mill, Weston, Newbury, RG20 8JB

Approximate Area: 2801 sq ft / 260.2 sq m (includes garage)  
Including Limited Use Area(s): 22 sq ft / 2 sq m  
Annexe: 1147sq ft / 106.5 sq m  
Outbuilding: 762 sq ft / 70.7 sq m

Total: 4732 sq ft / 439.4 sq m

Not to scale. For identification purposes only.





## LOCATION.

Newbury 7 miles (London Paddington from 42 mins) | Hungerford 7 miles  
Great Shefford 1 mile | M4 (J14) 3 miles

*(Distances and time approximate)*

**W**eston Mill is situated to the west of Newbury in the small rural village of Weston. The River Lambourn runs through the village, and with its idyllic water meadows it is designated an Area of Outstanding Natural Beauty.

The nearby village of Great Shefford offers good local amenities with a shop, post office and public house. Indeed the area boasts any number of excellent pubs including the Queens Arms at East Garston, The Woodspeen and The Wheatsheaf at Hungerford. A wider range of leisure and shopping facilities is available in Newbury including cafes

and restaurants, a cinema, the renowned Watermill Theatre and Newbury racecourse.

Schooling is well catered for in and around the local area, with numerous sought after independent schools such as Cheam, Thorngrove, St Gabriel's School, Downe House, and Horris Hill, all a short drive away.

Communications are excellent with a fast train service from Newbury into London Paddington taking a little as 42 minutes, and the A34 and M4 are easily accessible providing excellent links to London and the national road network.

Services: Mains drainage, & electricity. Private water, and oil fired central heating.

Local Authorities: West Berkshire Council Tel: 01635 551 111.

Council Tax: Band E.

Postal Address: RG20 8JB

Viewings: All viewings must be made strictly by appointment only through the vendor's agents.





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They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

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*Photographs taken in 2023 credit Boz Gagovski.  
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