



MODERN COUNTRY LIVING
IN THE LAMBOURN VALLEY

WESTON GATE

A COLLECTION OF 10 THREE, FOUR AND FIVE-BEDROOM NEW-BUILD COUNTRY HOMES IN THE BEAUTIFUL HAMLET OF WESTON, LESS THAN 15 MINUTES FROM NEWBURY AND HUNGERFORD.

HOUSES AS CHARMING AS THE AREA THEY INHABIT, AT THE FOOT OF THE BERKSHIRE DOWNS.



An exquisitely crafted collection of substantial country homes.



A new address for Newbury, Weston Gate lies in the Lambourn Valley, part of the Wessex Area of Outstanding Natural Beauty.

Ten homes in total, the development features a selection of 3, 4 and 5-bedroom detached country homes with two 3-bed semi detached houses. Designed to be long-term family residences, the houses are spacious and attuned to the demands of modern day living. A unique facet to Weston Gate, and one that recognises the growing number of individuals choosing to work from home, one of the plots features its own separate home office. Three further plots also carry planning permission for this option, which can be exercised as a possible extra.

The homes feature traditional craftsmanship with fresh and original interiors: Smeg appliances in the kitchens with a choice of worktop and cabinet finishes; bespoke fitted wardrobes in the bedrooms, feature hand-painted staircases and Laufen and Grohe sanitaryware and fittings in the bathrooms.

A range of living preferences can be decided upon too. Choose from modern open-plan kitchen, dining and family rooms or more traditional layouts with separate spaces. Additionally, every plot has its own detached garage and generous private gardens. Furthermore, within the northern grounds of the development there is direct access to the paths of the Lambourn Valley Way. Thus, Weston Gate provides the ideal modern and functional family home for those seeking the good life in England's most beloved home county, Berkshire.





The outdoor life: The Parish of Welford &Wickham



Your local guide

Hungerford Leisure Centre
01488 683 303
www.leisurecentre.com/hungerford-leisure-centre

The Woodspeen Restaurant
01635 265 070
www.thewoodspeen.com

Donnington Valley Health Spa and Golf Club
01635 551 199
www.donningtonvalley.co.uk

Saddleback Farmshop
01488 638 806
www.saddlebackfarmshop.co.uk

Cobbs Farmshop
01488 686 770
www.cobbsfarmshop.co.uk

Lambourn Surgery
01488 722 99
www.lambournsurgery.co.uk

Watermill Theatre
01635 460 44
www.watermill.org.uk

The Pheasant Shefford Woodlands
01488 648 284
www.thepheasant-inn.co.uk



Traced by the quiet, meandering chalk stream of the River Lambourn, the hamlet of Weston is country living at its best. Local amenities can be found in the neighbouring village of Great Shefford including a post office, garage and convenience store as well as local watering hole, The Swan Inn, a pleasant mile and a half walk – perfect for that Sunday lunch and stroll. Kintbury, six miles away, provides the nearest national rail station with services to Reading and London Paddington, a doctor’s surgery and a well-frequented traditional family butcher providing exceptional seasonal produce, locally sourced.

An Area of Outstanding Natural Beauty, the landscape is famous for the chalk hills of the North Wessex and Lambourn Downs, home to the prehistoric Uffington White Horse, its galloping white outline emblazoned onto the hills visible for miles around. Other nearby places of interest include the racing-keen centres of Newbury and Lambourn and the stately home Welford Park, originally the hunting lodge of Henry VIII before its Queen Anne makeover, now famous for its annual snowdrop displays.

Hungerford, seven miles from Weston, is great for shopping – high street favourites alongside antique shops, arcades, tea rooms and the Kennet and Avon Canal which runs through its centre.

As one would expect, the area retains a strong affinity for country pursuits. The River Lambourn’s stock of trout draws fly-fisherman from far and wide, keen to cast on the hallowed chalk stream waters. Whilst the Old Berkshire point-to-point meeting, under nine miles away at Lockinge, demonstrates the region’s strong hunting ties, as well as a popular local day out for families and friends.

Good schools are to be found all around: the lauded local village school at Wickham including well-rated secondary schools within a 10 mile radius. Likewise, some of the country’s most prestigious independent schools all lie within the locality, undoubtedly cementing Weston Gate’s appeal as a place to call home.

In and around Newbury

West Berkshire's principle town, Newbury has over 1,000 years of history, the local landmark Donnington Castle to the north-west periphery of the town, standing testament to this. Once a medieval stronghold established in the 13th century, it was demolished in the 17th century and today only the striking ruins of the twin-tower gatehouse remain.

Despite its fabled history, the town is a commercial centre, part of the M4 corridor and home to Vodafone's world headquarters amongst other high-profile corporations. New shopping centre, Parkway, has boosted the town's retail offering significantly bringing major fashion brands and popular chain eateries to the area, anchored by a John Lewis department store. It's also home to a bi-weekly farmer's market and other occasional street markets and festivals.

Two local theatres, the charming and award-winning Watermill Playhouse in the village of Bagnor and the Corn Exchange in Newbury itself stage regular productions whilst a multi-screen cinema complex can be found in the town's Kennet Centre.

Another popular local landmark is Greenham Common, a thousand acres of public parkland with an interesting history. Used for troop movements over 400 years ago during the English Civil War, the site continued its military legacy during World War II as a US Airforce base and then again during the Cold War. During the 1980s, it became the centre of the nuclear disarmament campaign due to the efforts of the Women's Peace Camp - a 19-year protest around the camp's perimeter over the cruise missiles housed within. Returned to the Ministry of Defence in the early 1990s and then put up for sale, the local council turned the land into a public park, where it now also doubles as a popular film location.



A former centre of the cloth trade, Newbury's fortunes were revived when it became a popular overnight stop for wealthy Georgians travelling between London and the spa town Bath.



The West Berkshire Way

*“A little land – the brook runs close beside
And spangles in the sunshine, whilst the fish glide swiftly by;
And hedges leading with the green springtide;
From out their greenery the old birds fly.”*

John Clare



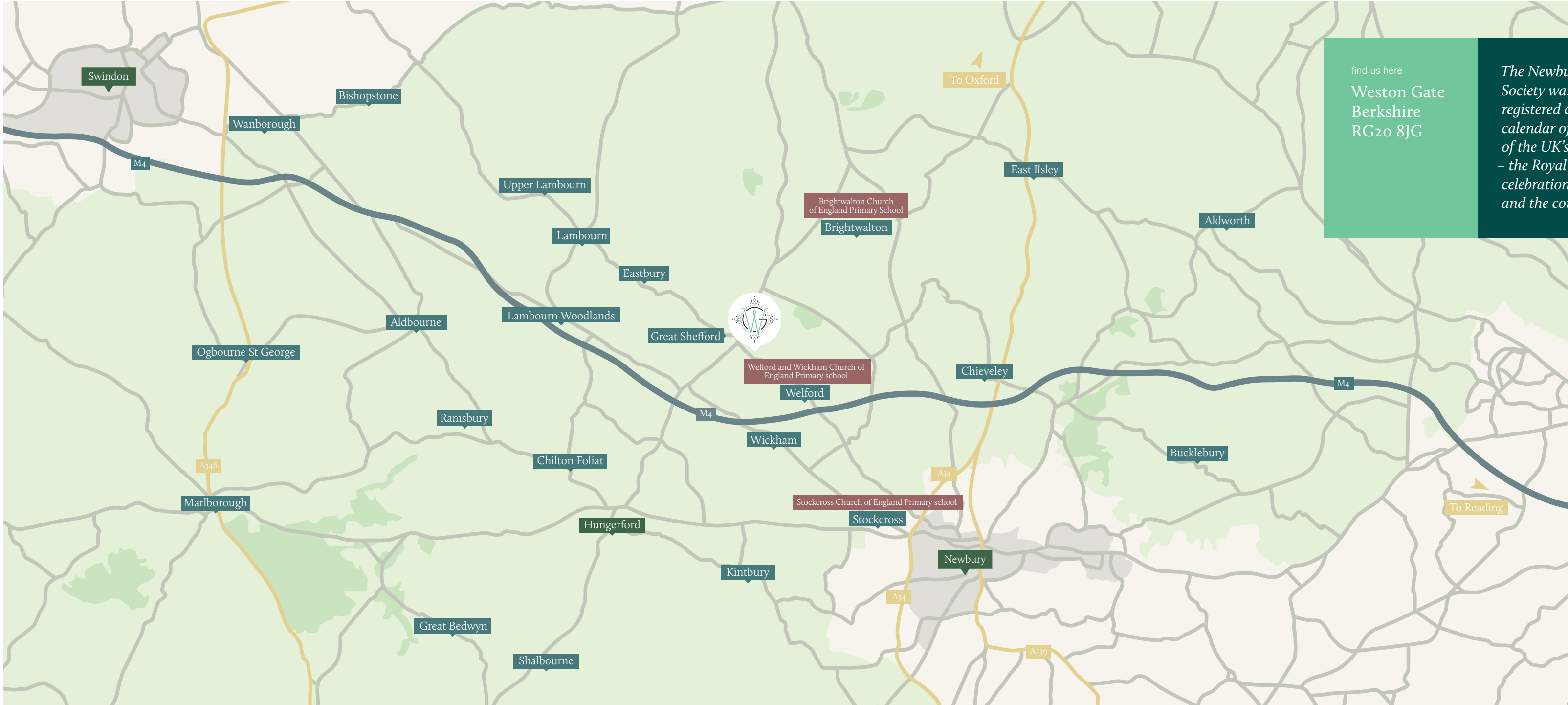
The quintessential home county, Royal Berkshire is one of the UK's most charming landscapes, its historic towns and estates some of the most eminent in the country including the home of the Earl and Countess of Carnarvon, Highclere Castle, more recently recognisable as Downton Abbey, the on-screen home of Lord Grantham.

The county has a strong equestrian leaning, of which Weston Gate sits at the centre – in the so called 'Valley of the Racehorse', the area around Lambourn and Newbury, famed for its connections to jump racing.

Aside strong connections to the National Hunt industry, itself a major contributor to the local economy, the technological and financial sectors have taken root here, concentrated in Reading and Slough along the M4 corridor with big names such as Microsoft, Oracle, Amazon and Cisco to be found.

Perhaps most beloved however, and especially to the west of the county, is the idyllic English countryside, traversed by plentiful public footpaths, bridleways and gallops, not forgetting the rolling chalk hills that have been the subject of many an ode.





find us here

Weston Gate
Berkshire
RG20 8JG

The Newbury and District Agricultural Society was formed in 1909. Today it's a registered charity that organises a yearly calendar of ploughing matches and one of the UK's biggest agricultural shows – the Royal Berkshire County Show, a celebration of farming, equestrianism and the country way of life.



An Area of Outstanding Natural Beauty

Weston Gate offers a prime rural location with easy access to the larger urban centres of Swindon, Newbury, Oxford and Reading. A predominantly agricultural and equestrian area, the landscape is entwined with the local way of life and one particular highlight on the calendar is the Royal Berkshire County Show – a grand day out for friends and families held over two days in September.

Education remains a key draw for those looking to move to the area with some of the country's most esteemed preparatory and independent schools including Downe House, Cheam, Elstree, Brockhurst & Marlston House, Marlborough, Bradfield College, Pangbourne and Eton, as well as outstanding state primary and secondary schools on the doorstep.

Valley of the Thoroughbred



Racing plays a huge part in Berkshire life, resonating across the county from its epicentre in Lambourn, home to some of the best training facilities in the country, particularly for National Hunt racing.

Hosting a year round calendar of jump and flat racing and 15 minutes from Weston Gate, Newbury Racecourse is one of the sport's premier tracks. Major race meetings include the Hennessy Gold Cup in November, one of the jump seasons highlights - and where Lambourn based trainer Oliver Sherwood struck victory with Many Clouds in 2014 - and the Group 1 Lockinge Stakes in May at the start of the flat season. Past victors of the Lockinge include the perennial favourite Canford Cliffs in 2011 and the legendary Frankel in 2012.

A particular highlight for fans of the turf comes every year in April, the Lambourn Open Day, where 30 trainers open their doors and facilities to the public with racing displays and events for all the family.

As well as Newbury, the county is home to two other racecourses, the prestigious Ascot, world famous for its Royal racing festival over a week in June and Windsor, a smaller course, particularly popular for its summer evening flat racing programme.

Local Stables

Nicky Henderson
Seven Barrows Stables
Lambourn

Warren Greatrex
Uplands Stables
Upper Lambourn

Oliver Sherwood
Rhonehurst Stables
Upper Lambourn

Charlie Hills
Faringdon Place Stables
Lambourn

Clive Cox
Beechdown Stables
Lambourn







*Superbly connected
by road and rail
and only two
miles from the M4,
journeys to and
from Weston Gate
couldn't be simpler.*

TRAIN TIMES

KINTBURY TO NEWBURY	7MINS
KINTBURY TO READING	30MINS
READING TO LONDON PADDINGTON	31MINS
NEWBURY TO SLOUGH	52MINS
NEWBURY TO LONDON PADDINGTON	58MINS
KINTBURY TO LONDON PADDINGTON	1H5M
NEWBURY TO EXETER	1H41M

^oTrain times are approximate and taken from thetrainline.com

DRIVING TIMES

HUNGERFORD	13MINS
LAMBOURN	14MINS
NEWBURY	15MINS
SWINDON	30MINS
READING	35MINS
CIRENCESTER	35MINS
OXFORD	40MINS
SLOUGH	45MINS

^oDriving times are approximate and taken from Google Maps

Country
Commuting

The area is well known for its excellent communications by road via the M4, M3 and A34 and by rail via Basingstoke and Whitchurch stations (Waterloo line) and Newbury and Didcot Stations (Paddington line).

Situated two miles from Junction 14 of the M4 and with easy access to the A4, A34 and M3, Weston Gate is perfectly placed for easy journeys to the larger local urban centres of Swindon, Oxford and Reading. The nearest towns, Newbury and Hungerford are under 15 minutes by car, whilst London is around 80 minutes directly down the M4.

Train services can be accessed from stations at Kintbury, Newbury, Didcot or Theale with many fast train services to London connecting from Reading. Likewise, train journeys to the south west are equally as direct with Exeter only a one hour 40-minute trip – perfect for families looking at Exeter University as a possible study destination.







*Traditionally crafted,
modern functional
family homes defined
by their quality
and comfort.*

BUILDING FABRIC

Each new home at Weston Gate is constructed with high quality materials and methods including insulated concrete ground floors and traditional brick and block external cavity walls. There are clay tile or natural slate roof coverings and some homes also have decorative clay hanging tiles and attractive weatherboarding.

All 3 bedroom homes have single garages and the 4 and 5 bedroom homes have double garages. 7 Grayling Lane has the added benefit of a large detached home office. 5, 6 and 8 Grayling Lane also have planning permission for a home office and these can be built as a customer extra or constructed by the purchaser at a later date.

HIGH QUALITY FITTINGS AND FINISHES

- Double glazed white UPVC windows and bi-fold doors where appropriate
- Pre-finished wood grain effect metal-faced composite front door to Secured by Design standards
- High quality painted cottage style internal doors with heavy chrome ironmongery
- Built-in wardrobes to bedrooms 1 and 2
- Feature painted staircase with oak handrail
- Traditional profiled, painted and moulded skirting boards and architraves in a satin finish
- Stunning limestone fire surround and hearth in a choice of designs
- Brilliant white emulsion painted smooth finished ceilings
- Internal walls painted Soft White

HEATING, SECURITY AND ELECTRICS

- Air source heat pumps providing heating and hot water, underfloor heating to ground floor and radiators to first floor
- Mains operated smoke detectors
- TV and satellite points to dining room, living room and bed 1
- BT points to living room, hall, study and bed 1
- Shaver sockets in bathrooms and en-suites
- White low voltage downlighters to kitchen, bathroom and en-suites as well as the master bedroom on the 3 bedroom houses
- Mains operated door bell

STYLISH KITCHENS

- Choice of designer kitchens with traditional solid timber doors with a choice of paint or plain finish or hyper modern high gloss options
- Soft close doors and drawers, trio waste recycling bins and cutlery tray
- Stone worktops with matching upstands to 4 and 5 bedroom homes.
- Designer laminate worktops to 3 bedroom homes and utility areas
- Two Smeg stainless steel single ovens to 4 and 5 bedroom homes and one double oven to 3 bedroom homes
- Smeg ceramic hobs to all (4 or 5 ring)
- Glass splashbacks in a choice of colours
- Integrated fridge/freezer (3 and 4 bedroom homes) individual integrated fridge and separate freezer (5 bedroom homes)
- Integrated dishwasher
- Integrated washer dryer in three bedroom units
- Feature extractor hood
- Stainless steel one and a half bowl sink with polished chrome round tower with lever taps
- Satin chrome sockets, switches and grid switch
- Choice of Porcelanosa ceramic floor tiling

CONTEMPORARY BATHROOMS & EN-SUITES

- Laufen pristine white contemporary sanitaryware and washbasins with vanity units
- Grohe chrome fittings
- WC with chrome dual flush plate to minimise water usage plus soft-closing seat/cover
- Grohe chrome thermostatic shower mixer and modern shower head
- Steel baths with chrome mixer taps
- Chrome heated towel rail
- Shaver sockets in bathrooms and en-suites
- Choice of Porcelenosa ceramic wall and floor tiling. Half height tiling throughout to master bathroom with full height tiling to bath/shower area. Half height tiling behind sanitary fittings to all other bathrooms.

CLOAKROOMS

- Laufen pristine white contemporary sanitaryware
- Grohe chrome fittings
- WC and soft-closing seat/cover
- Choice of Porcelenosa ceramic floor tiling and splashback

EXTERNAL SPECIFICATION

- Tarmacadam access road with gravel dressing
- Private driveways and parking in block paving or gravel as noted on the site plan
- Private footpaths and patios in buff riven paving slabs
- Dividing fences in close board
- Rear gardens graded and top-soiled
- Brick wall rear garden boundaries to 7 and 8 Grayling Lane
- External lights fitted to front doors and patios
- Light and power to garages
- Water taps to rear of property
- Electrical point to rear of property

SECURITY AND PEACE OF MIND

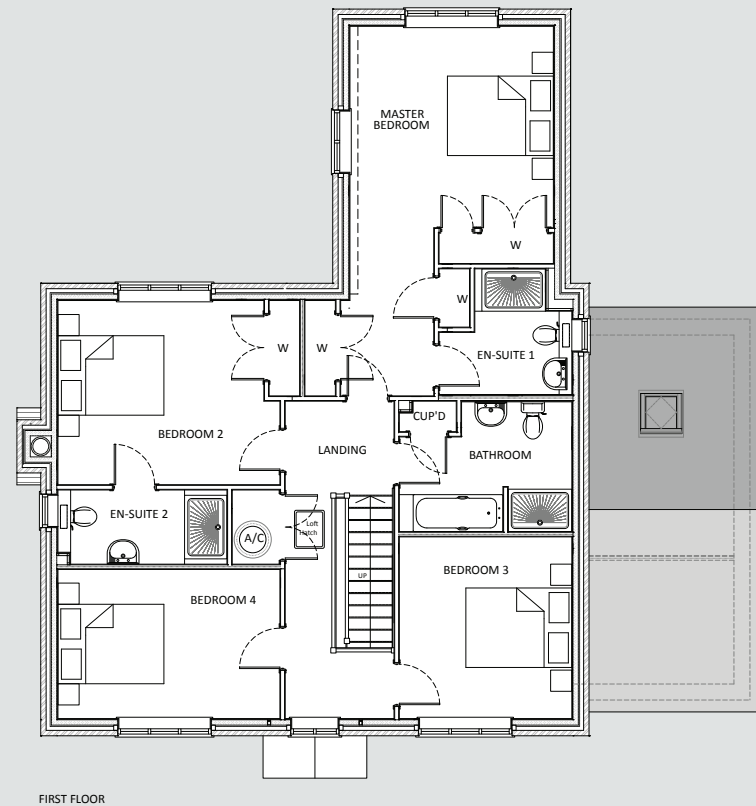
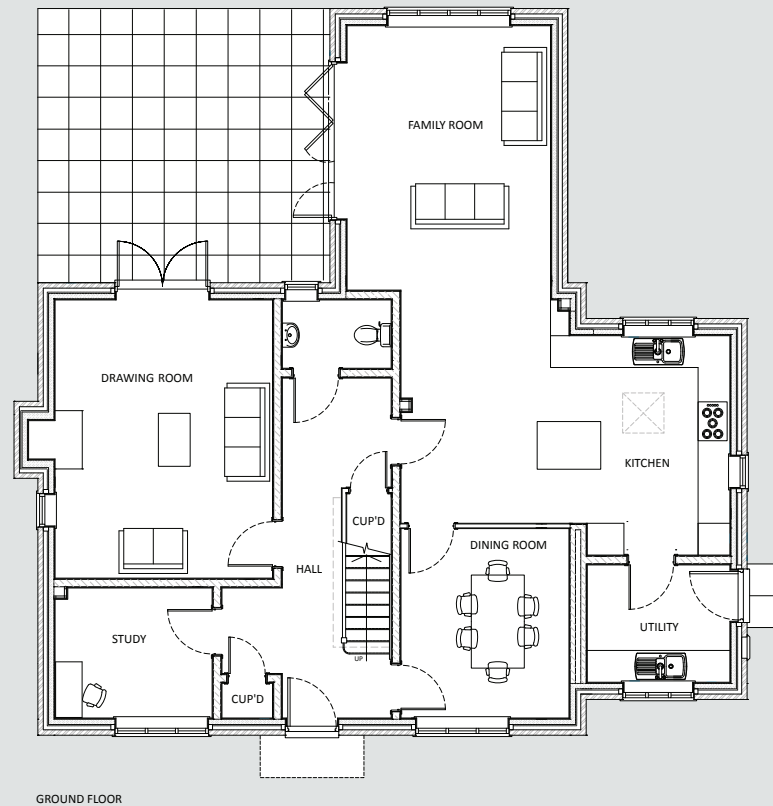
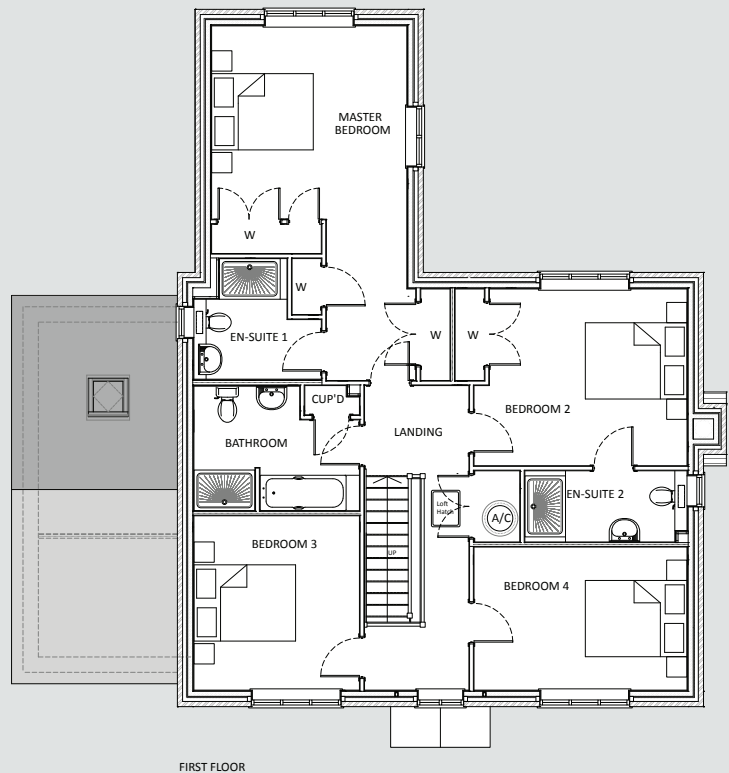
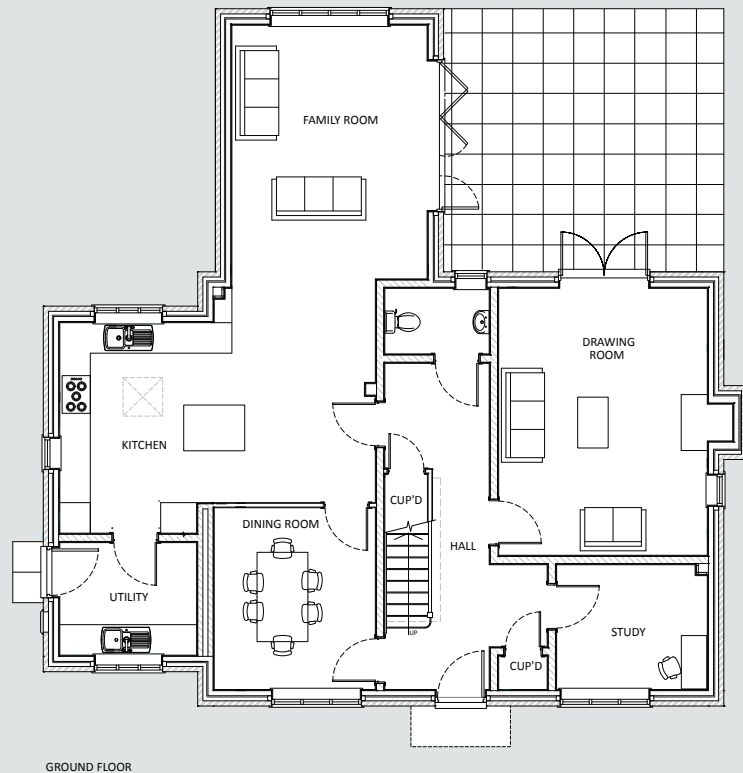
- 10 year BLP insurance policy issued on building completion
- Thorough demonstration of your new home before handover

Cleanslate operates a policy of continual improvement and as such the specification and layouts may change during the course of construction.



HOUSES

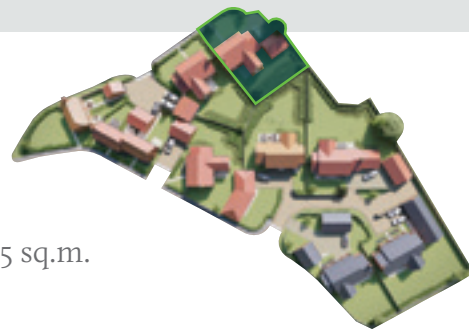
LAMB HOUSE	4BED	2313 Sq.Ft.	215 Sq.M.
TEE KAY HOUSE	4BED	2313 Sq.Ft.	215 Sq.M.
1 GRAYLING LANE	3BED	1100 Sq.Ft.	102 Sq.M.
2 GRAYLING LANE	3BED	1100 Sq.Ft.	102 Sq.M.
3 GRAYLING LANE	3BED	1100 Sq.Ft.	102 Sq.M.
4 GRAYLING LANE	4BED	2313 Sq.Ft.	215 Sq.M.
5 GRAYLING LANE	5BED	2669 Sq.Ft.	248 Sq.M.
6 GRAYLING LANE	5BED	2669 Sq.Ft.	248 Sq.M.
7 GRAYLING LANE	5BED	2669 Sq.Ft.	248 Sq.M.
8 GRAYLING LANE	5BED	2669 Sq.Ft.	248 Sq.M.



Lamb House

4 Bedrooms

Gross internal area 2313 sq.ft. - 215 sq.m.



Ground Floor

Family Room	4.70m x 3.80m	15' 4" x 12' 4"
Kitchen	6.15m x 3.50m	20' 1" x 11' 4"
Dining Room	3.50m x 3.15m	11' 4" x 10' 3"
Drawing Room	4.75m x 4.05m	15' 5" x 13' 2"
Study	2.95m x 2.80m	9' 6" x 9' 1"
Utility	2.65m x 2.20m	8' 6" x 7' 2"

First Floor

Master Bedroom	4.80m x 3.80m	15' 7" x 12' 4"
Bedroom 2	4.15m x 3.25m	13' 6" x 10' 6"
Bedroom 3	3.40m x 3.25m	11' 1" x 10' 6"
Bedroom 4	4.15m x 2.80m	13' 6" x 9' 1"

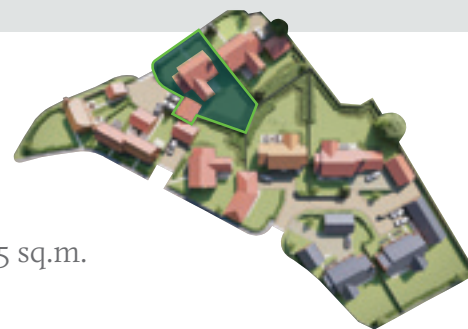


Rooflight

Tee Kay House

4 Bedrooms

Gross internal area 2313 sq.ft. - 215 sq.m.



Ground Floor

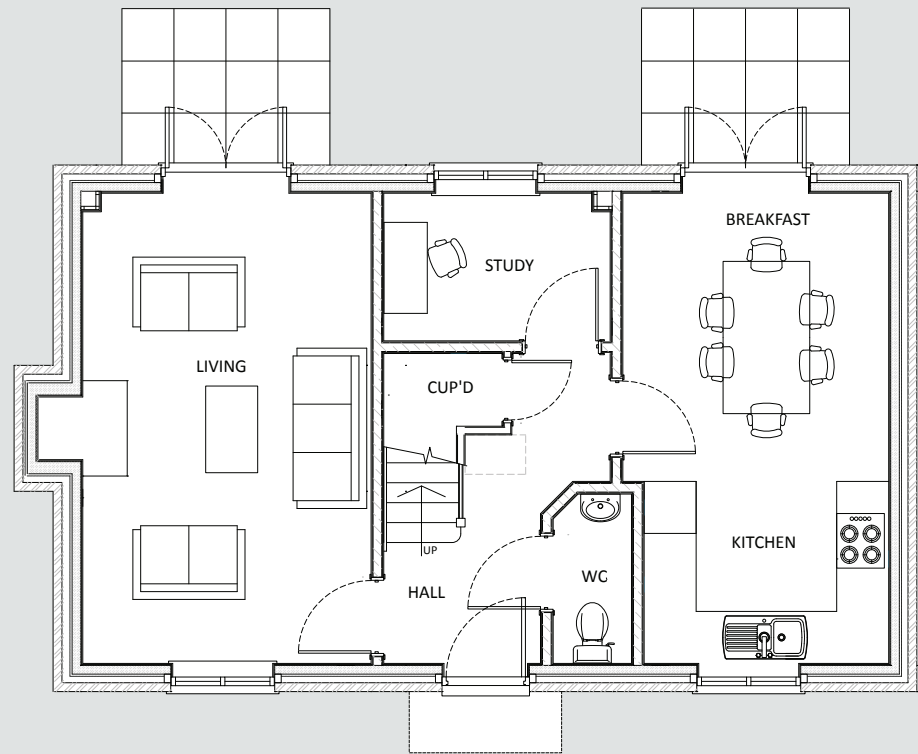
Family Room	4.70m x 3.80m	15' 4" x 12' 4"
Kitchen	6.15m x 3.50m	20' 1" x 11' 4"
Dining Room	3.50m x 3.15m	11' 4" x 10' 3"
Drawing Room	4.75m x 4.05m	15' 5" x 13' 2"
Study	2.95m x 2.80m	9' 6" x 9' 1"
Utility	2.65m x 2.20m	8' 6" x 7' 2"

First Floor

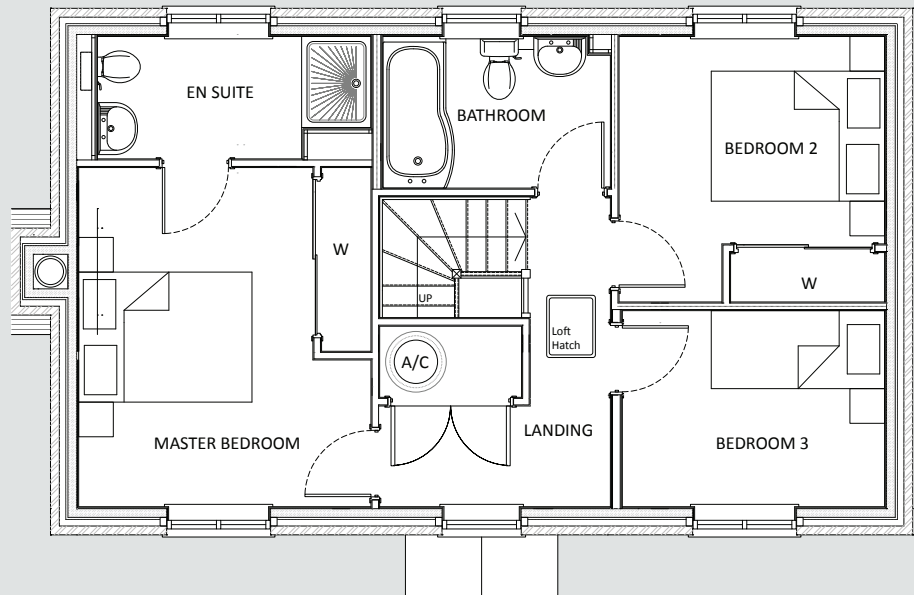
Master Bedroom	4.80m x 3.80m	15' 7" x 12' 4"
Bedroom 2	4.15m x 3.25m	13' 6" x 10' 6"
Bedroom 3	3.40m x 3.25m	11' 1" x 10' 6"
Bedroom 4	4.15m x 2.80m	13' 6" x 9' 1"



Rooflight



GROUND FLOOR

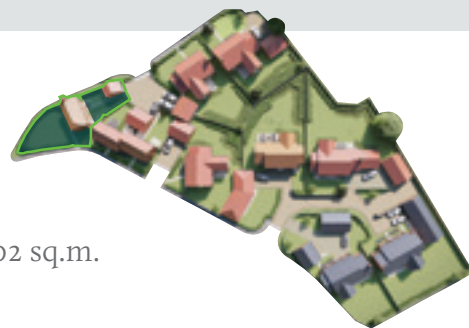


FIRST FLOOR

1 Grayling Lane

3 Bedrooms

Gross internal area 1100 sq.ft. - 102 sq.m.

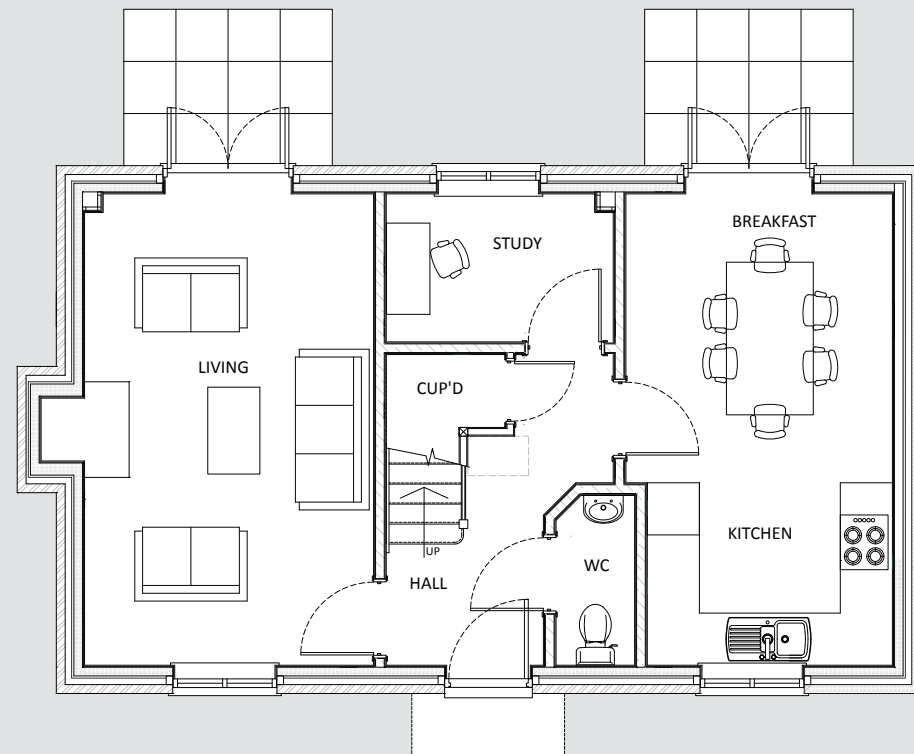


Ground Floor

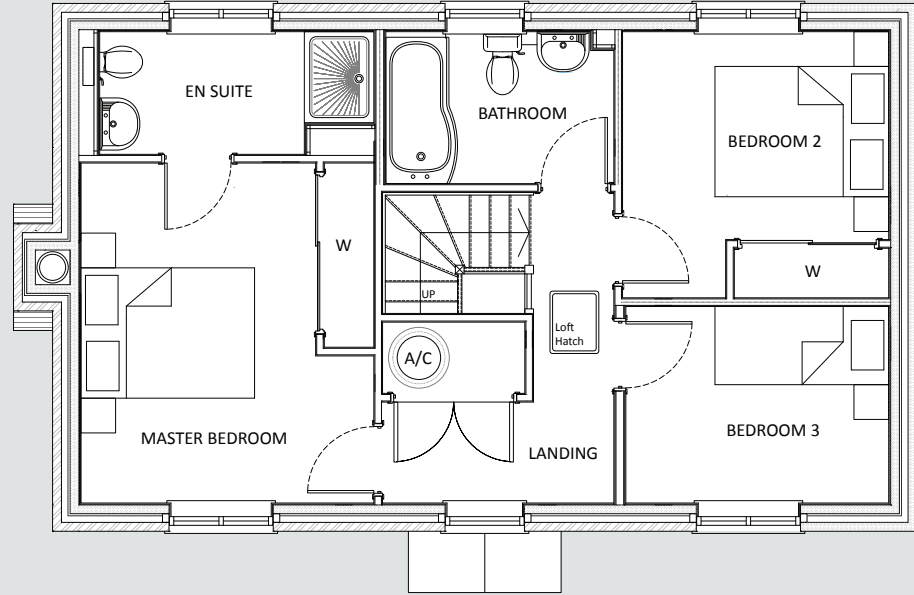
Living Room	5.40m x 3.30m	17' 7" x 10' 8"
Kitchen & Breakfast Room	5.40m x 2.80m	17' 7" x 9' 1"
Study	2.60m x 1.80m	8' 5" x 5' 9"

First Floor

Master Bedroom	3.87m x 3.30m	12' 6" x 10' 8"
Bedroom 2	3.02m x 3.05m	9' 9" x 10' 0"
Bedroom 3	3.05m x 2.22m	10' 0" x 7' 2"



GROUND FLOOR

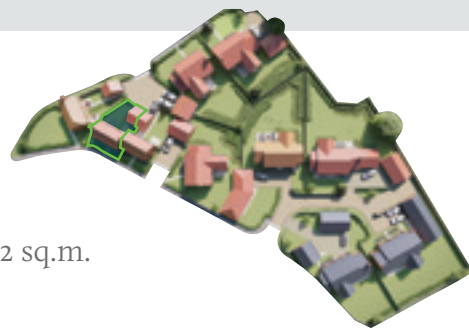


FIRST FLOOR

2 Grayling Lane

3 Bedrooms

Gross internal area 1100 sq.ft. - 102 sq.m.

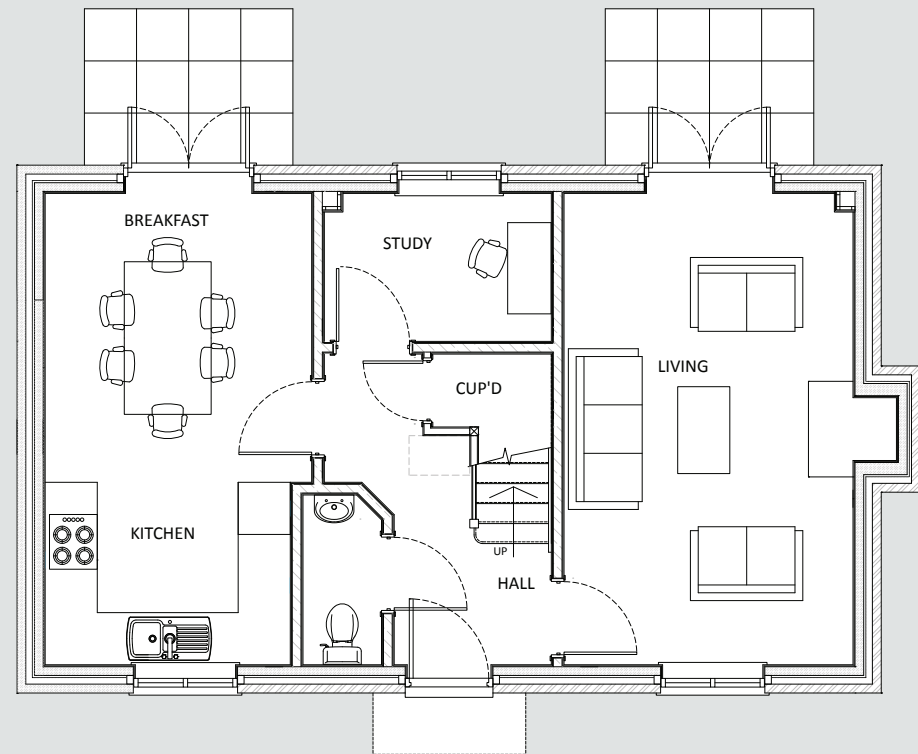


Ground Floor

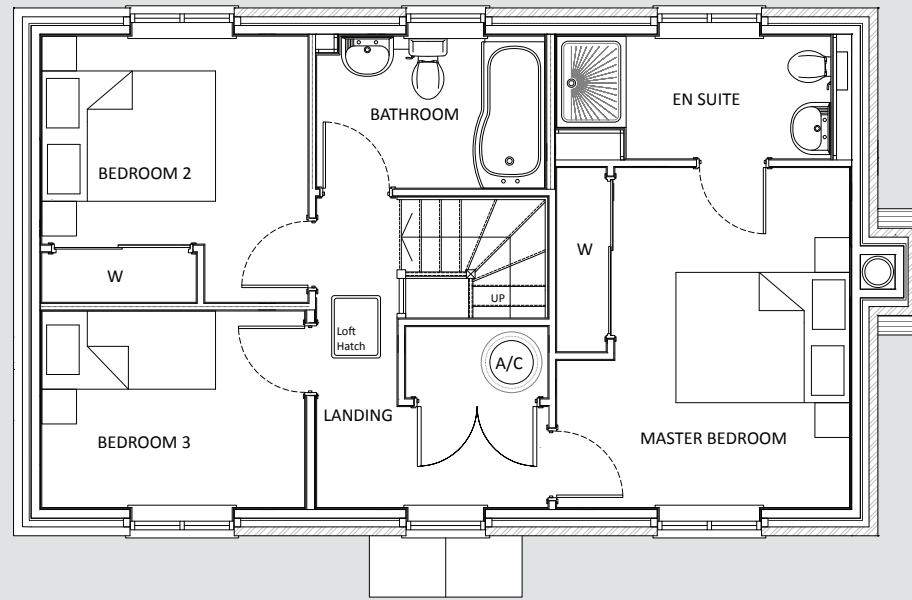
Living Room	5.40m x 3.30m	17' 7" x 10' 8"
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First Floor

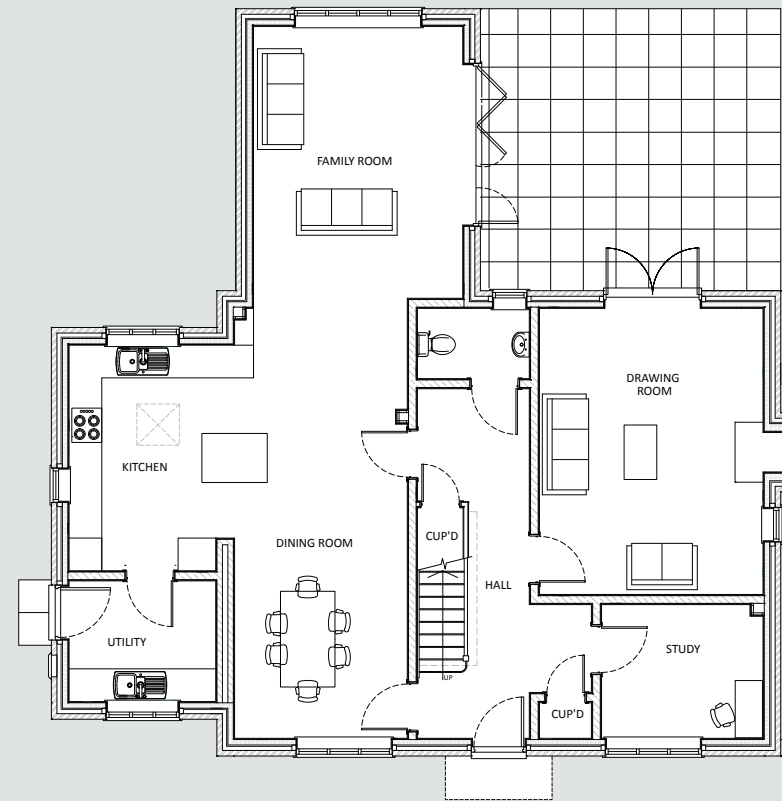
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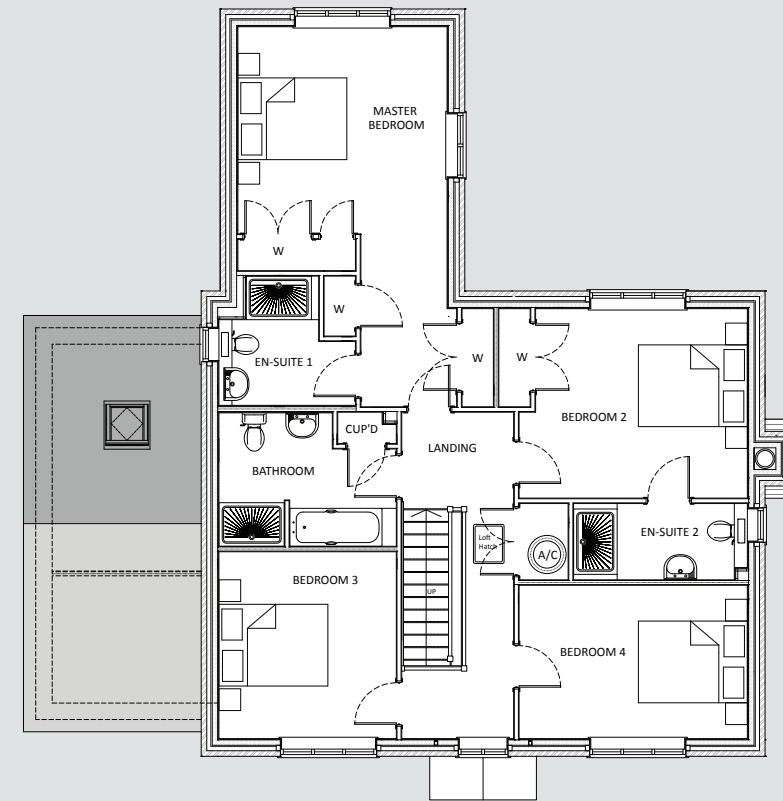
GROUND FLOOR



FIRST FLOOR



GROUND FLOOR



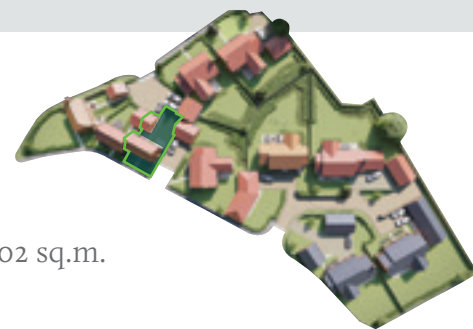
FIRST FLOOR



3 Grayling Lane

3 Bedrooms

Gross internal area 1100 sq.ft. - 102 sq.m.



Ground Floor

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Kitchen & Breakfast Room	5.40m x 2.80m	17' 7" x 9' 1"
Study	2.60m x 1.80m	8' 5" x 5' 9"

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4 Grayling Lane

4 Bedrooms

Gross internal area 2313 sq.ft. - 215 sq.m.



Ground Floor

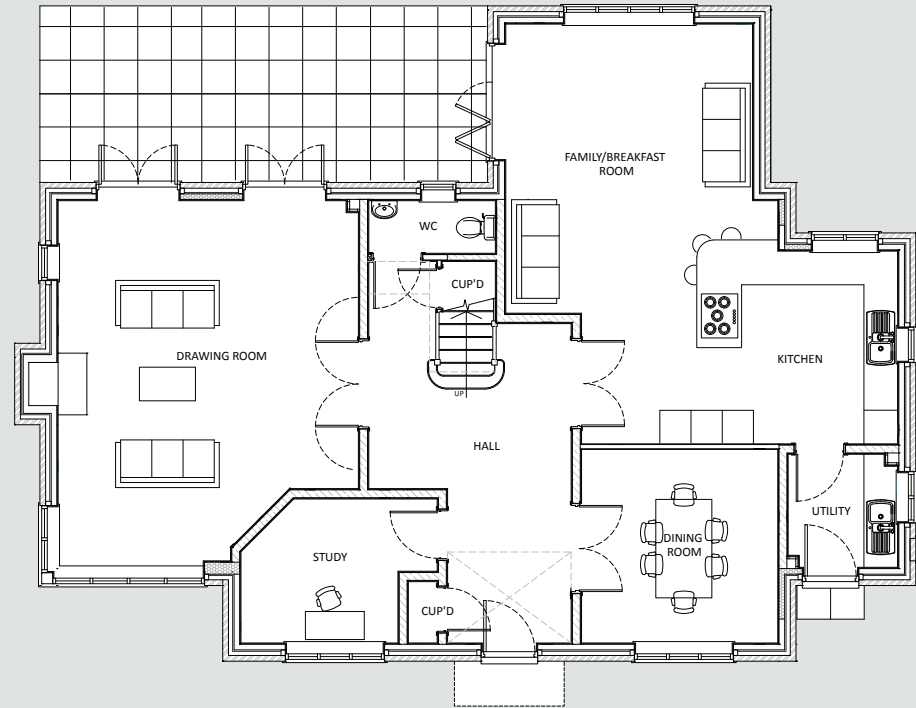
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First Floor

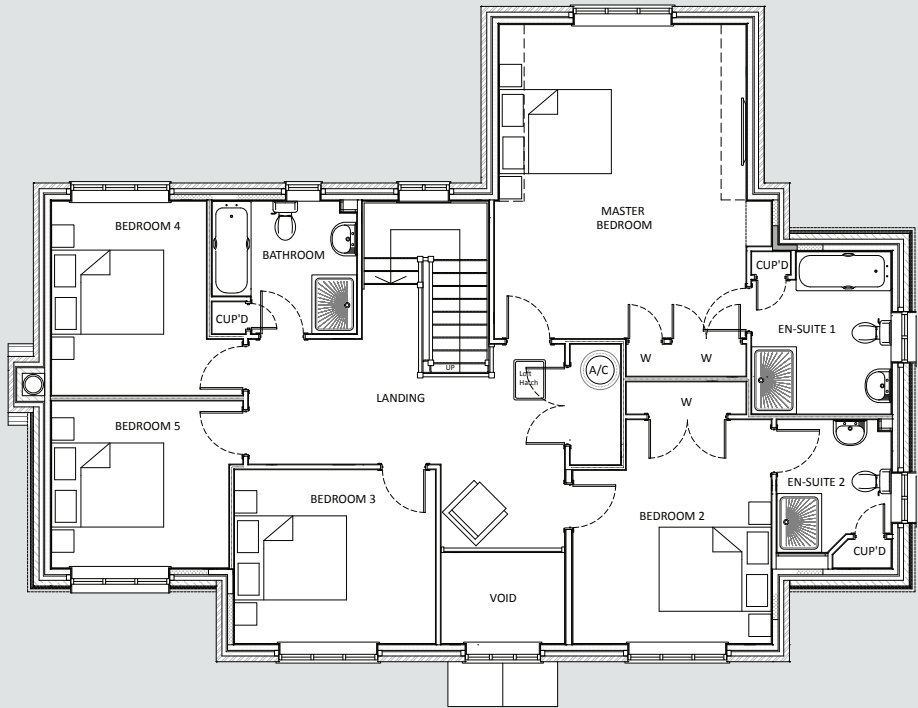
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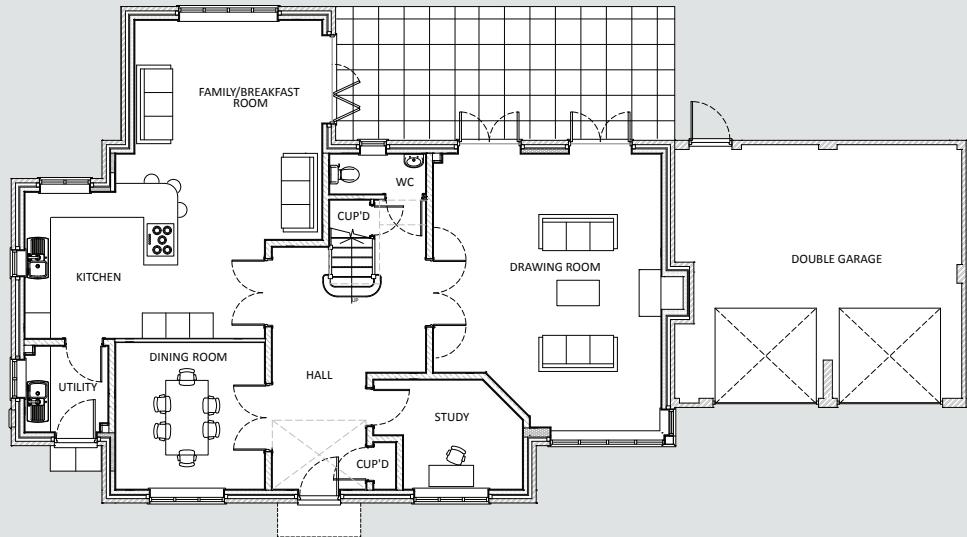
Rooflight



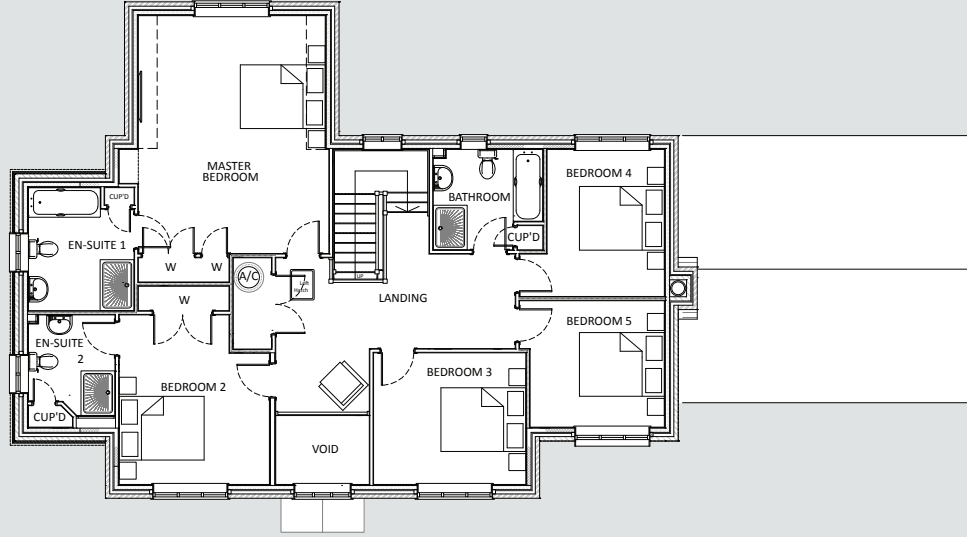
GROUND FLOOR



FIRST FLOOR



GROUND FLOOR



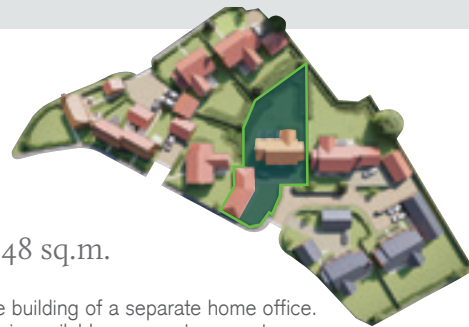
FIRST FLOOR

5 Grayling Lane

5 Bedrooms

Gross internal area 2669 sq.ft. - 248 sq.m.

Planning Permission has been granted for the building of a separate home office. 691 sq.ft. - 64 sq.m. The construction of this is available as a customer extra.



Ground Floor

Drawing Room	6.50m x 5.30m	21' 3" x 17' 3"
Family / Breakfast Room	5.10m x 4.40m	16' 7" x 14' 4"
Kitchen	5.30m x 3.40m	17' 3" x 11' 1"
Dining Room	3.47m x 3.40m	11' 3" x 11' 1"
Study	2.77m x 2.55m	9' x 8' 3"
Utility	2.00m x 1.77m	6' 5" x 5' 8"

First Floor

Master Bedroom	5.50m x 4.40m	18' x 14' 4"
Bedroom 2	4.00m x 3.50m	13' 1" x 11' 4"
Bedroom 3	3.55m x 3.00m	11' 6" x 9' 8"
Bedroom 4	3.45m x 2.70m	11' 3" x 8' 8"
Bedroom 5	2.95m x 2.90m	9' 6" x 9' 5"



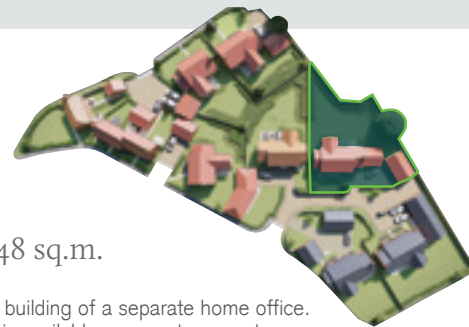
Rooflight

6 Grayling Lane

5 Bedrooms

Gross internal area 2669 sq.ft. - 248 sq.m.

Planning Permission has been granted for the building of a separate home office. 599 sq.ft. - 55 sq.m. The construction of this is available as a customer extra.



Ground Floor

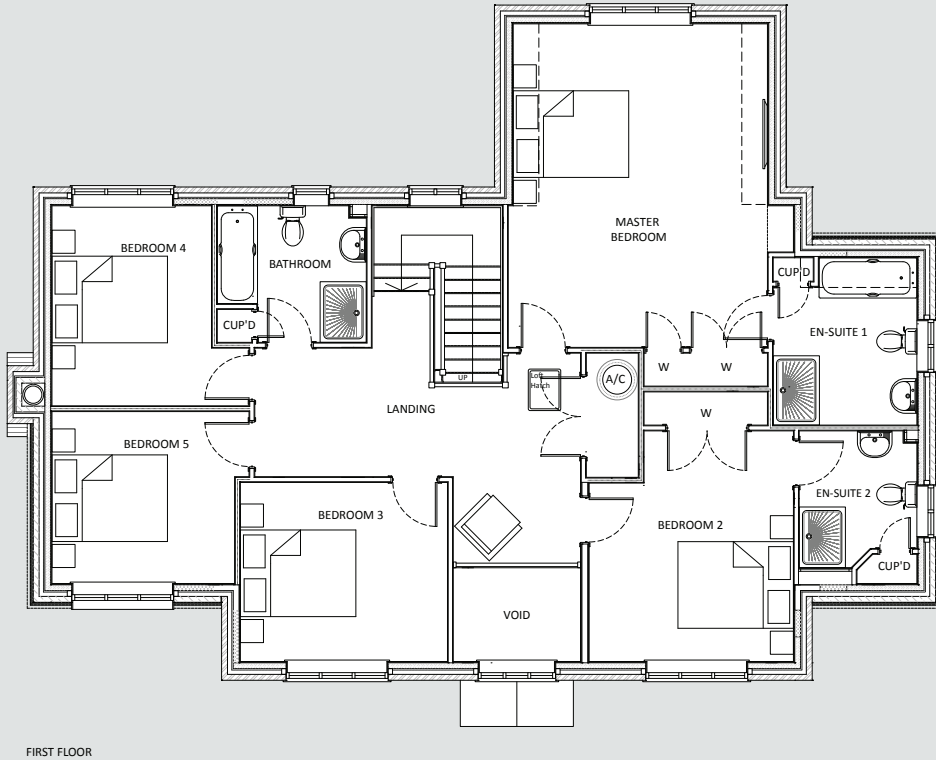
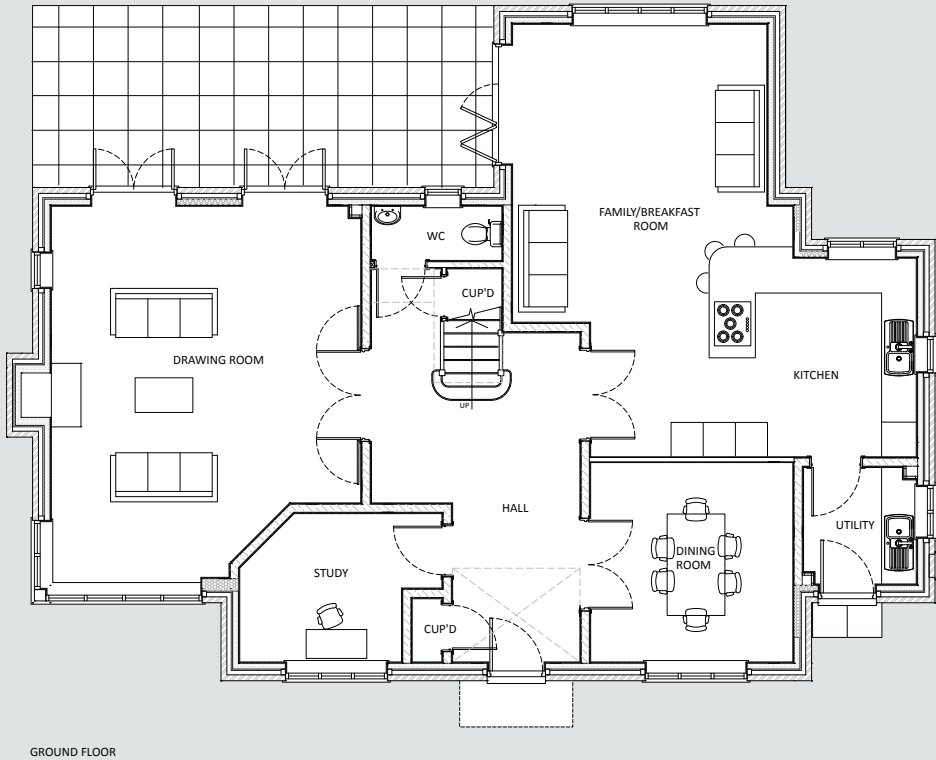
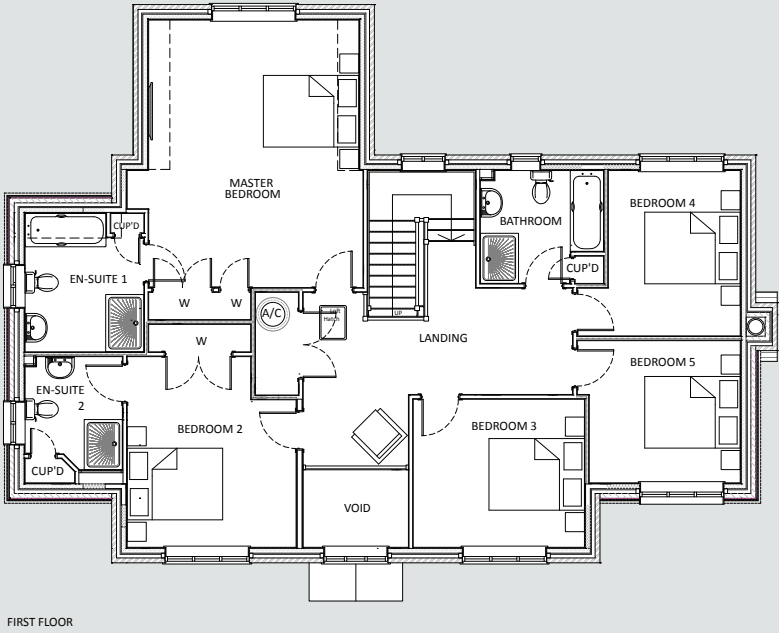
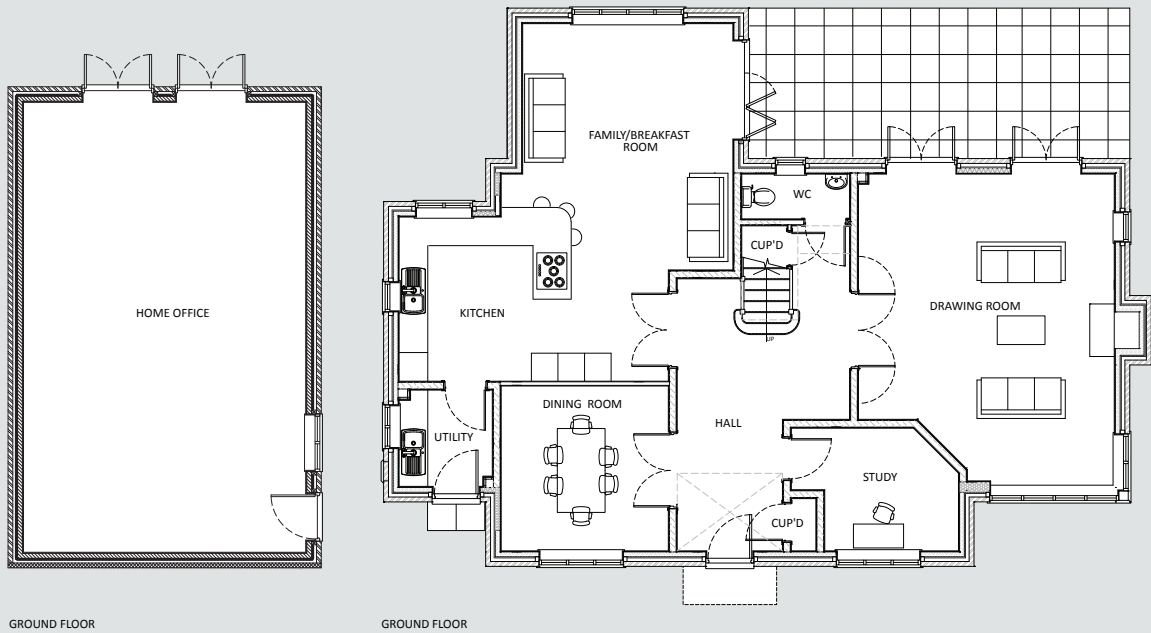
Drawing Room	6.50m x 5.30m	21' 3" x 17' 3"
Family / Breakfast Room	5.10m x 4.40m	16' 7" x 14' 4"
Kitchen	5.30m x 3.40m	17' 3" x 11' 1"
Dining Room	3.47m x 3.40m	11' 3" x 11' 1"
Study	2.77m x 2.55m	9' x 8' 3"
Utility	2.00m x 1.77m	6' 5" x 5' 8"

First Floor

Master Bedroom	5.50m x 4.40m	18' x 14' 4"
Bedroom 2	4.00m x 3.50m	13' 1" x 11' 4"
Bedroom 3	3.55m x 3.00m	11' 6" x 9' 8"
Bedroom 4	3.45m x 2.70m	11' 3" x 8' 8"
Bedroom 5	2.95m x 2.90m	9' 6" x 9' 5"



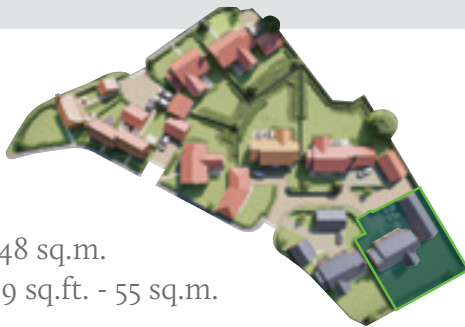
Rooflight



7 Grayling Lane

5 Bedrooms

Gross internal area 2669 sq.ft. - 248 sq.m.
Home Office Gross internal area 599 sq.ft. - 55 sq.m.



Ground Floor

Drawing Room	6.50m x 5.30m	21' 3" x 17' 3"
Family / Breakfast Room	5.10m x 4.40m	16' 7" x 14' 4"
Kitchen	5.30m x 3.40m	17' 3" x 11' 1"
Dining Room	3.47m x 3.40m	11' 3" x 11' 1"
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First Floor

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Bedroom 2	4.00m x 3.50m	13' 1" x 11' 4"
Bedroom 3	3.55m x 3.00m	11' 6" x 9' 8"
Bedroom 4	3.45m x 2.70m	11' 3" x 8' 8"
Bedroom 5	2.95m x 2.90m	9' 6" x 9' 5"
Home Office	9.40m x 5.95m	30' 8" x 19' 4"

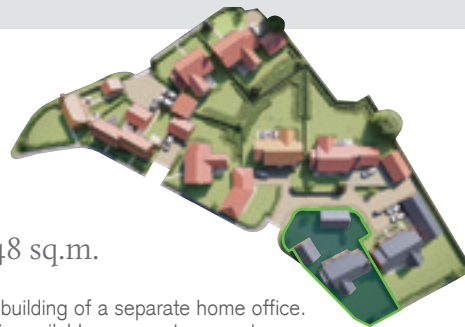


Rooflight

8 Grayling Lane

5 Bedrooms

Gross internal area 2669 sq.ft. - 248 sq.m.



Ground Floor

Drawing Room	6.50m x 5.30m	21' 3" x 17' 3"
Family / Breakfast Room	5.10m x 4.40m	16' 7" x 14' 4"
Kitchen	5.30m x 3.40m	17' 3" x 11' 1"
Dining Room	3.47m x 3.40m	11' 3" x 11' 1"
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First Floor

Master Bedroom	5.50m x 4.40m	18' x 14' 4"
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Rooflight

Planning Permission has been granted for the building of a separate home office.
599 sq.ft. - 55 sq.m. The construction of this is available as a customer extra

Please refer to our sales team for details on individual homes



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