



DOWNER & CO

TRUSTED SINCE 1988

42 Donnington Square
Newbury RG14 1PP

£875,000



Detached Three Double Bedroom Family Home In Quarter Acre Plot

Features.

- Donnington Square
- Detached house
- Three double bedrooms
- Four reception rooms
- Planning permission to extend
- Approx. quarter acre plot
- Stunning and private garden
- Garage and large driveway
- Easy walking distance to town centre



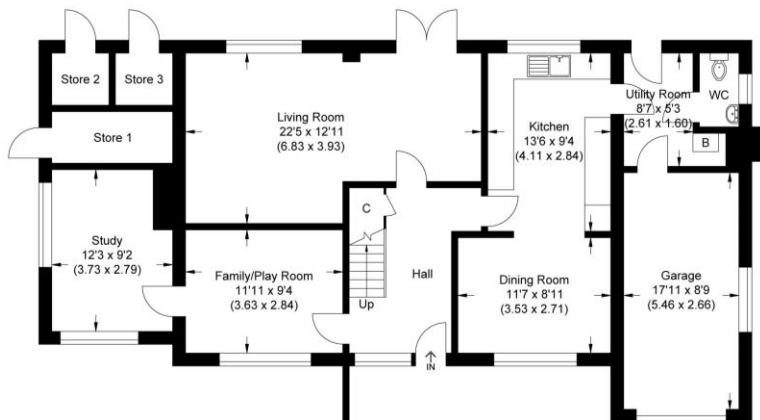


Description.

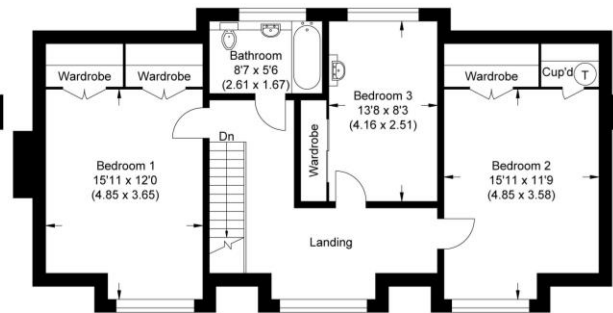
LOCATION, LOCATION, LOCATION! Offered to the market for the first time since 1991 this well loved family home sits in a plot measuring almost a quarter of an acre, on the highly regarded Donnington Square. The welcoming family home has been lovingly maintained and improved by the current owners and has current planning permission to extend if required.

The accommodation comprises canopy porch, entrance hallway, large living room, front to back kitchen/dining room, utility room and cloakroom. There is a family/playroom which leads into a further study - ideal for working from home. The first floor boasts three double bedrooms all of which have wardrobe storage and a refitted family bathroom. Externally there are three store rooms included in the footprint of the house, along with a integral single garage. The private, mature gardens are fully enclosed and offer a high degree of privacy with a paved patio area, lawns and mature flower and shrub borders.

Approximate Gross Internal Area
169.77 sq m / 1827.38 sq ft
(Excludes Garage)
Garage : 14.52 sq m / 156.29 sq ft



Ground Floor



First Floor

Location.

Donnington Square is one of the iconic addresses of Newbury located within walking distance of Abacus Day Nursery and Pre-School, local primary and secondary schools, the town centre and open countryside with stunning walks nearby across Donnington Grove Golf Course and Donnington Castle. The pretty market town of Newbury offers a wide range of shopping facilities including a twice weekly local market, pedestrianised high street with local and national retail stores and major grocery outlets. There is a variety of cafes, restaurants and bars, a multi-screen cinema and the historic Corn Exchange theatre. Newbury also has a mainline train station with services direct to Reading and London Paddington.

Illustration for identification purposes only, measurements are approximate, not to scale.



Important Notice

PROPERTY MISDESCRIPTIONS ACT 1991

The information in this document is indicative and is intended to act as a guide only. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Property Misdescriptions Act 1991. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. We would like to point out that all photographs are taken with a wide angle lens and any fitted appliances have not been tested.

EPC: D

COUNCIL TAX BAND: F

TENURE: FREEHOLD

For more information on this house or to arrange a viewing please call the office on:

01635 523777

Alternatively, visit our website below to view all of the details of this property online.

www.downer.co.uk

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