

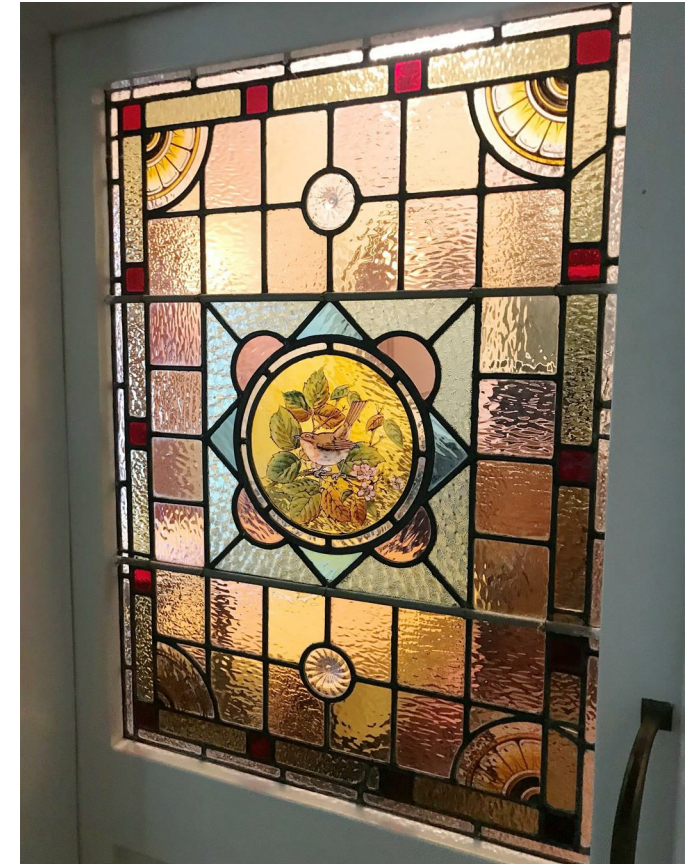
# HILLIER & WILSON



*Castle Dene, Grove Road, Donnington, RG14 1UH*

## Grove Road, Donnington

A rare opportunity to acquire a unique six bedroom home, with Annex potential and versatility, in need of modernisation on a sought after residential road in the Donnington area of Newbury. The property boasts living accommodation measuring 4,252 sq.ft in size and sits on a plot approaching ½ acre, whilst other benefits include characterful features such as leaded windows, stained glass and fireplaces, gas central heating, majority double glazing, several sheds and two double garages. The versatile accommodation comprises entrance hall, study, breakfast room, kitchen with pantry and leads through to an inner hall with W.C and then access through to two versatile rooms, drawing bedroom, conservatory, double bedroom with en-suite bathroom and built-in wardrobes, two further double bedrooms and family bathroom. There is the potential Annex area with kitchen, sitting room, dining room and bath/shower room. Upstairs, there are three double bedrooms (all of which have built-in wardrobes or storage) and a family bathroom. Externally there is a private, south facing rear garden which is mainly laid to lawn with mature tree/hedge borders and a patio seating area. To the front of the property, there is ample off road parking via driveway, two separate detached double garages and lawn area. Oxford Road is walking distance to the Newbury town centre and there are nearby road links such as the A4, A34 and M4 motorway which are all easily accessible from the property. NO ONWARD CHAIN





- VERSATILE SIX BEDROOM HOME
  - RARE OPPORTUNITY TO ACQUIRE A UNIQUE PROPERTY
- ACCOMODATION MEASURING 4252 SQ.FT IN SIZE
- BOASTS A PLOT APPROACHING 1/2 ACRE IN SIZE
- LOCATED IN THE PRESTIGIOUS DONNINGTON AREA OF NEWBURY
  - NO ONWARD CHAIN

Services:

Mains services are connected

EPC: Rating D

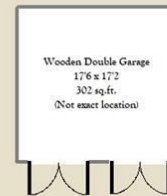
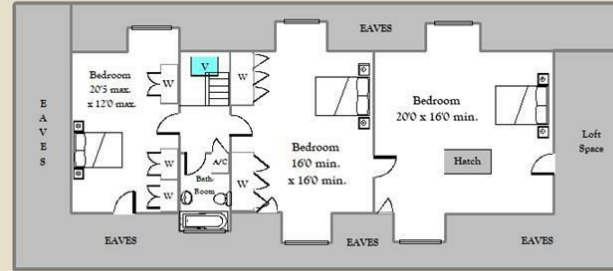
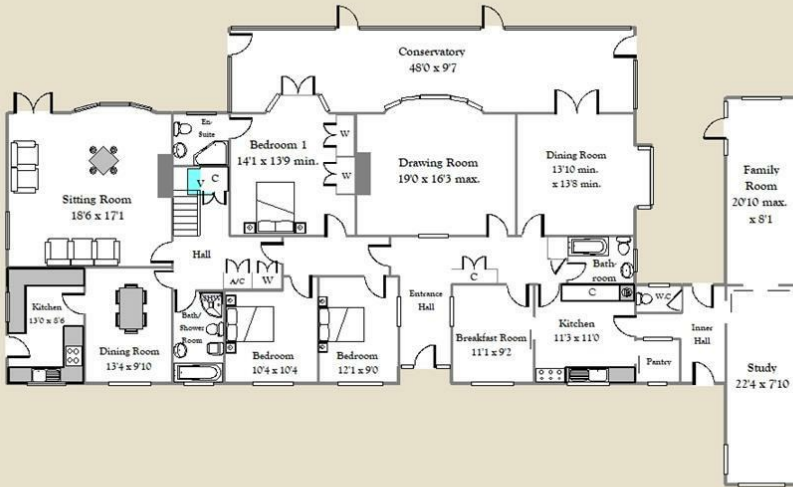
Full results can be sent on request

Council Tax:

Band G



# Grove Road, Donnington



APPROX. GROSS INTERNAL FLOOR AREA 4252 SQ.FT. (395 SQ.M)  
(Excluding Double Garages)  
For identification only - Not to scale -  
Hillier & Wilson LTD



Hillier & Wilson wish to inform prospective purchasers that we have listed the details of this property as a general guide and in good faith. We have not carried out a detailed survey nor tested the services, appliances or specific fittings. Any reference to alterations does not mean that any planning permission, building regulation or other consent has been obtained. Investigations must be made by buyer's solicitor. Room sizes should not be relied upon for carpets and furnishings. Fixtures & fittings are excluded from the property unless stated in the sales particulars.