



12 Garrison Meadows Donnington Newbury Berkshire RG14 3AF

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Guide Price £570,000 Freehold

An attractive and recently built four-bedroom David Wilson "Ingleby" design detached family home located on the sought-after Donnington Heights development. Just a short distance north of Newbury town centre. Walking distance of both the primary and secondary schools on Love Lane and the doorstep of Vodafone's HQ at the Connection. Comprising Entrance Hall, Cloakroom, Sitting Room, Kitchen/ Dining Room overlooking the rear Garden, Utility Cupboard, Four well-proportioned Bedrooms, the Master with its own En Suite Shower Room and Family Bathroom. The present owners have maintained the property to an excellent standard. A long Driveway for three vehicles with an EV Charger plus a Single Garage. The Garden is fully enclosed with a paved patio area leading onto the lawn.

An Early Viewing is Highly Recommended to avoid disappointment.

Offered with No Ongoing Chain

Directions

Leave Newbury from the Robin Hood roundabout in a northerly direction on the A339 to Oxford/ Midlands. Upon reaching the first roundabout, take the first exit into Donnington Heights leading into Garrison Meadows, and the property will be found on the right.



Council Tax Band: E

£2872.25 pa

Nearest Bus stop:

Bastion Street 0.1 km

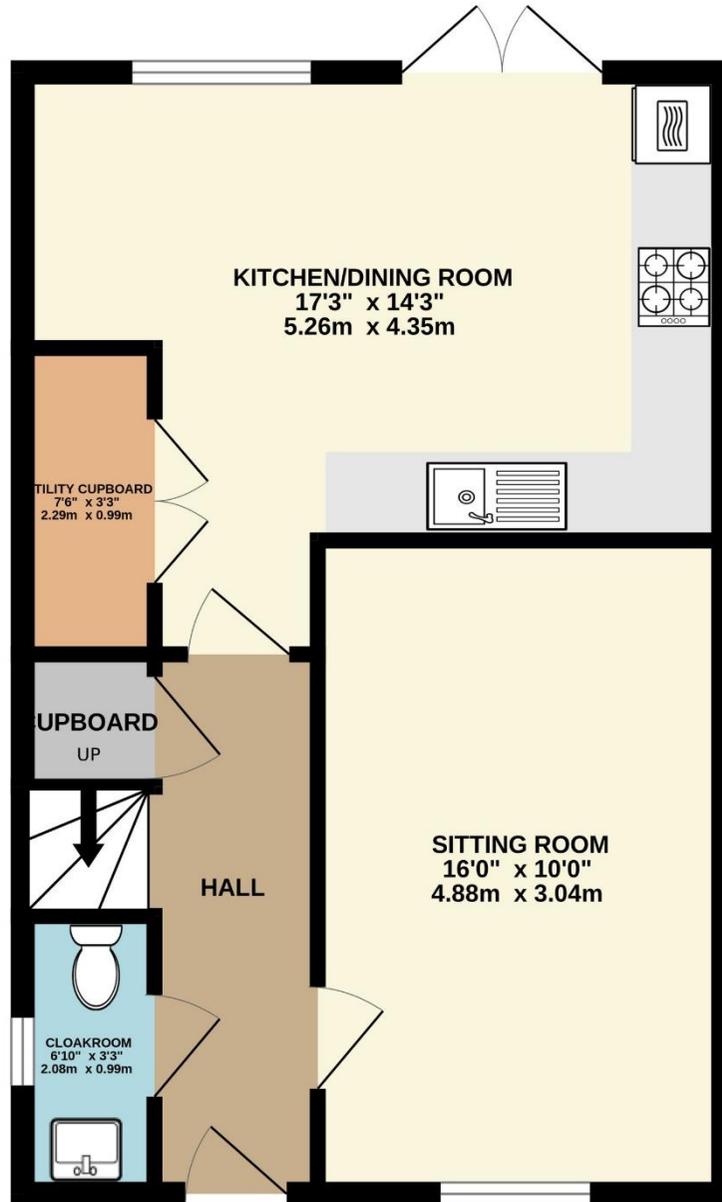
Nearest Train station:

Newbury 2.2 km

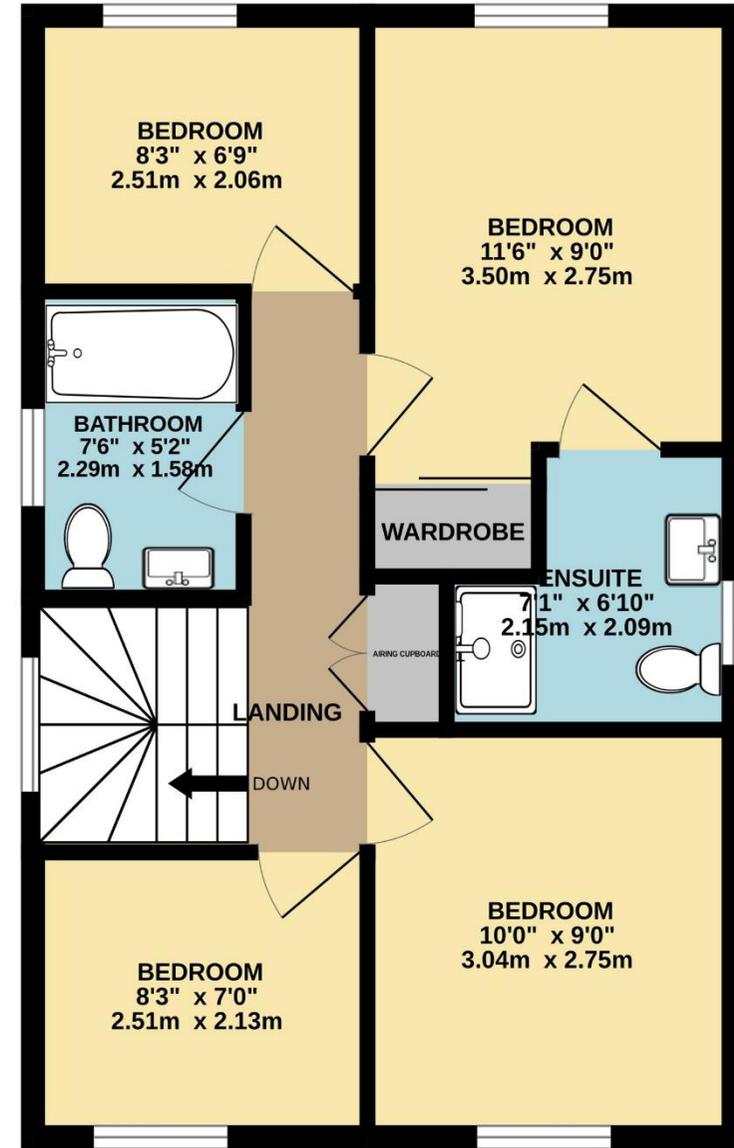
Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR
540 sq.ft. (50.2 sq.m.) approx.



1ST FLOOR
540 sq.ft. (50.2 sq.m.) approx.



TOTAL FLOOR AREA : 1081sq.ft. (100.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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NOTE: Halletts Estate Agents have NOT tested any of the appliances, services, fixtures or fittings and cannot verify the working order of such. We therefore suggest that any prospective purchaser(s) test these for themselves and/or obtain written clarification from their solicitor/surveyor prior to signing any contract

