



4 Battlement Crescent, Donnington RG14 3BF  
Price: £540,000

**Features.**

-  2
-  4
-  2

**Description.**

Immaculately presented nearly new four bedroom detached home that has been upgraded from new by the current owners. The property is located within easy reach of the A34 and M4, and not far to the north of the town centre. The property has been extremely well maintained by the current owners and is light and airy throughout.

The accommodation consists of entrance hall, stunning open plan kitchen/dining room with silestone worktops, living room, cloakroom, master bedroom with en-suite, second double bedroom, two further single bedrooms and family bathroom. Outside the rear garden faces south and has been beautifully landscaped. It is laid mainly to lawn with a patio and has gated access to the drive and garage. The driveway has space for three vehicles and there is an EV charging point. Benefits include built-in wardrobes, upvc double glazing and gas-fired dual zone central heating.



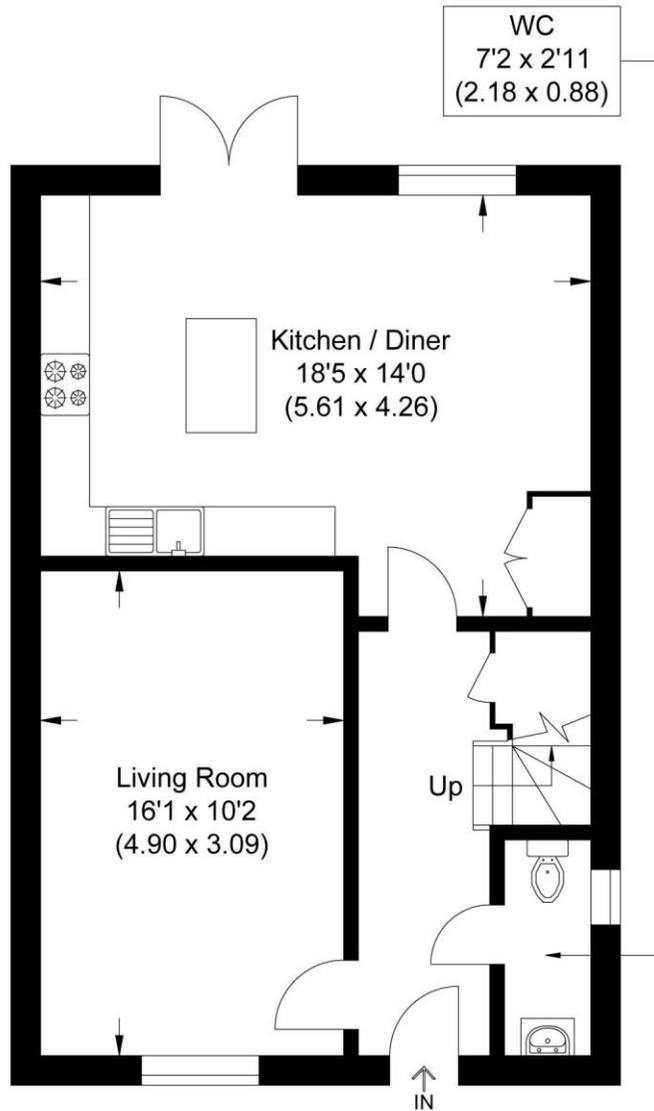
## Location.

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. There is a major rail station with direct links to London Paddington, the City of London and the West Country, and excellent access to the M4/A34 junction.

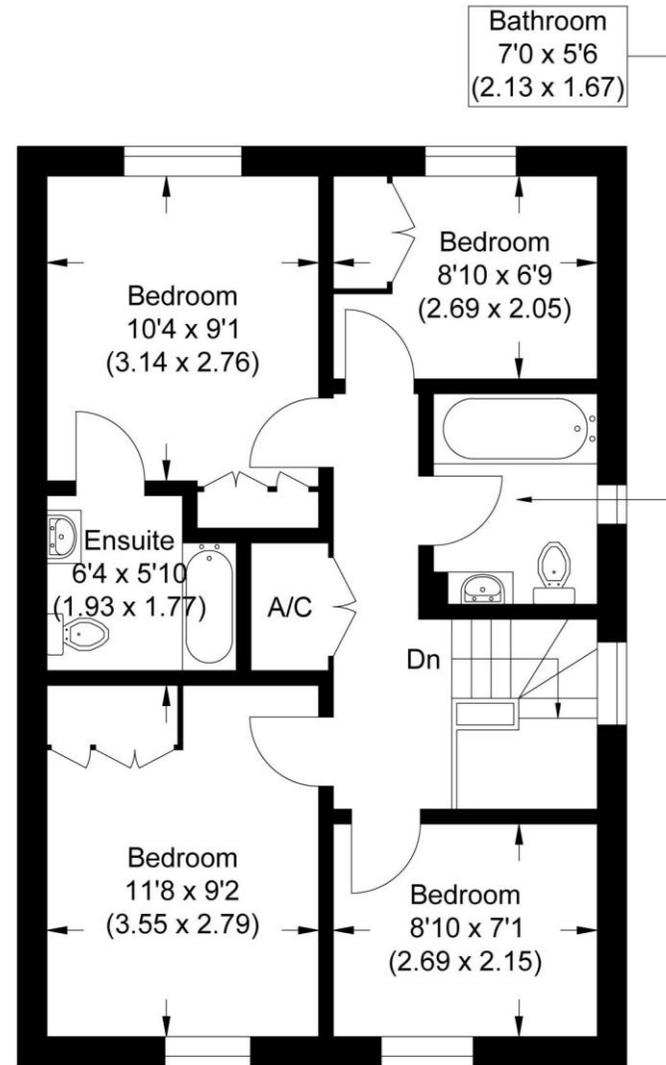




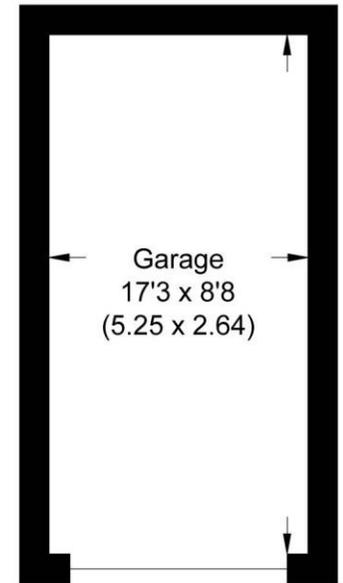
Approximate Gross Internal Area  
97.61 sq m / 1050.66 sq ft  
(Excludes Garage)  
Garage Area 13.86 sq m / 149.18 sq ft



Ground Floor

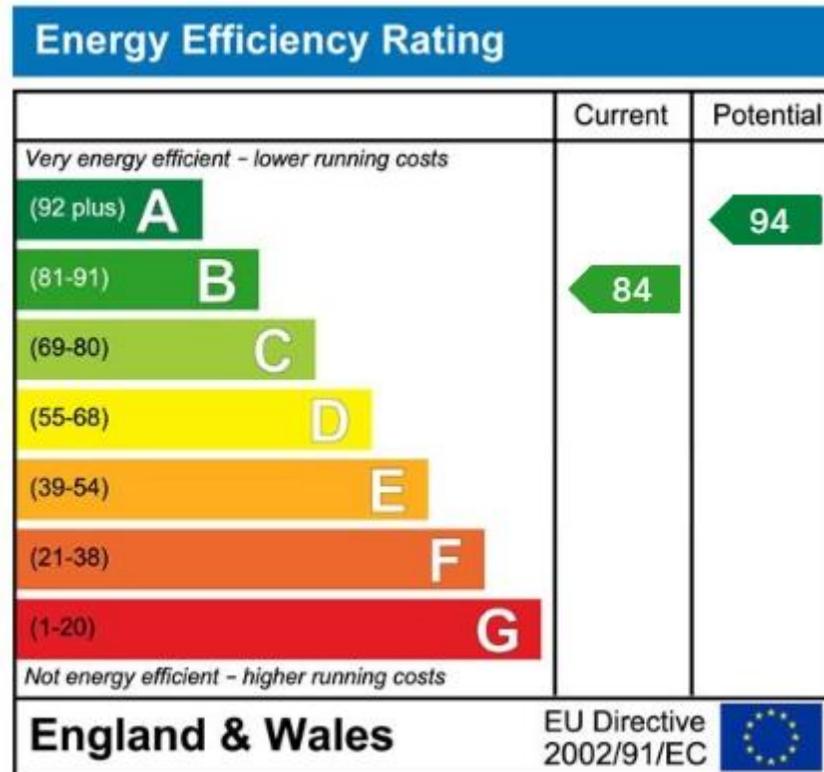


First Floor



Not in exact location

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: B**

**COUNCIL TAX BAND: E**  
**2026/2027: £3,119.51.**

**TENURE: FREEHOLD**

For more information on this property or to arrange a viewing please call the office.

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