



Garrison Meadows

Cricketts

38 Garrison Meadows, Donnington, Newbury, Berkshire. RG14 3AF.

£470,000 Freehold



- No onward chain
- Show home condition throughout
- Three bedroom family town house
- Two bathrooms and cloakroom
- Kitchen/ dining room
- Garage
- Driveway parking
- Fully enclosed rear garden

Built by David Wilson Homes to an exceptionally high standard approximately two years ago, this beautifully presented three-bedroom townhouse has been meticulously maintained by the current owners and offers light, airy and spacious accommodation arranged over three floors.

**\*OFFERED FOR SALE WITH NO ONWARD CHAIN\***

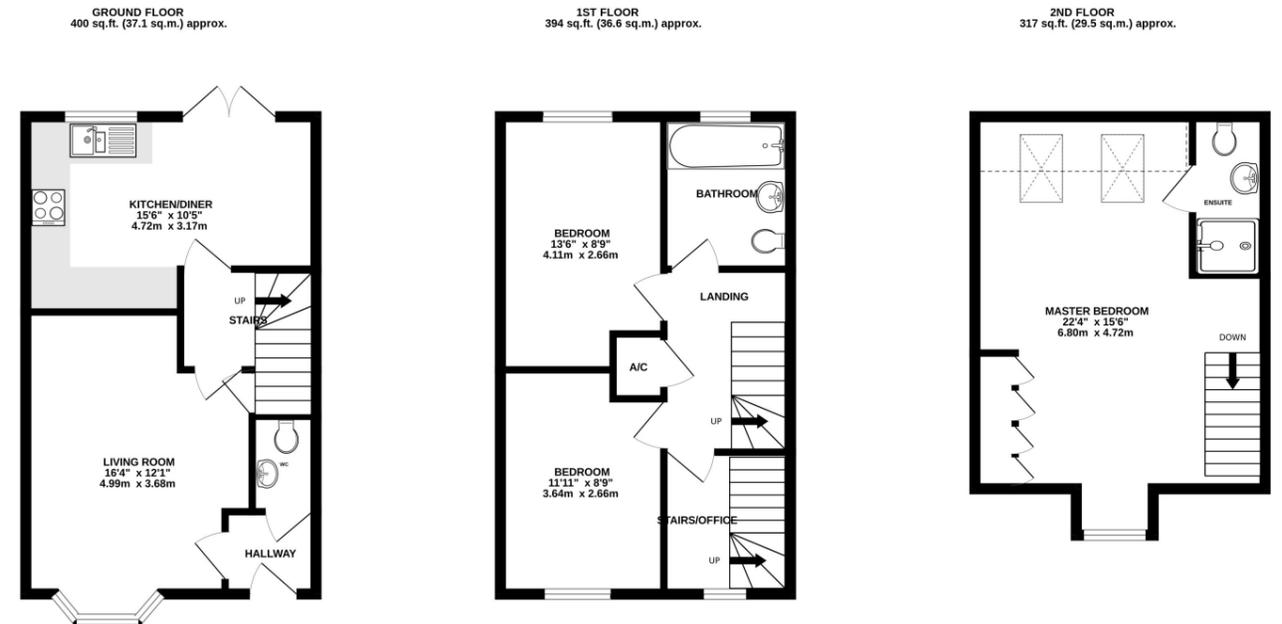
The property is entered via a welcoming reception hallway, with a convenient downstairs cloakroom. The ground floor features a comfortable lounge complete with stylish plantation shutters, creating a bright yet private living space. To the rear of the property is a well-appointed kitchen/dining room fitted with a range of modern kitchen cabinets and integrated appliances, with ample space for a table and chairs. French doors open directly onto the beautifully landscaped rear garden, allowing natural light to flood the room and providing an ideal space for both everyday living and entertaining.

On the first floor there are two generous double bedrooms along with a well-appointed family bathroom. Occupying the entire second floor is the impressive principal bedroom suite, offering a spacious and peaceful retreat with its own ensuite shower room featuring a large double shower cubicle.

Externally, the property continues to impress. To the front there is a large driveway providing off-road parking for three vehicles, along with a single garage equipped with power and lighting and an electric car charging point. The rear garden has been thoughtfully landscaped to create an attractive and relaxing outdoor space. A paved patio extends across the rear of the property, leading onto a well-maintained lawn bordered by mature, well-stocked flower and shrub beds that provide colour and interest throughout the seasons. A pergola and additional patio area sit at the rear boundary, creating a further seating area ideal for enjoying the garden. The garden is fully enclosed and offers a good degree of privacy.

The property is ideally situated for excellent communication links, with easy access to the A34 leading to the M4 (Junction 13). Newbury town centre is walking distance, offering a wide range of major retailers, restaurants, wine bars, pubs and coffee shops, as well as a cinema and recreational facilities. There is also a mainline rail service from Newbury providing direct links to London Paddington.





**TOTAL FLOOR AREA : 1110 sq.ft. (103.1 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>95</b>
(81-91)	<b>B</b>	<b>85</b>	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

- **Electricity:** Mains Supply.
- **Heating:** Gas Central.
- **Water:** Mains Supply.
- **Sewerage:** None.
- **Council Tax Band:** D



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14 The Broadway Newbury Berkshire RG14 1BA  
 sales@cricketts.co.uk www.cricketts.co.uk T:01635 43333

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