



Cricketts
Prestige Homes

Lambourn Road, Speen, Newbury, RG20 8AA

£525,000



Nestled in a picturesque setting in a beautiful location close to the serene River Lambourn, The Fishery offers a delightful living experience surrounded by wonderful wildlife, including geese, pheasants and swans.

Upon entering, you are welcomed by a reception hallway leading to a convenient downstairs cloakroom. The heart of the home is a large kitchen dining room, perfect for family meals and entertaining guests. The generous lounge is highlighted by a feature brick fireplace, adding warmth and character to the space. On the first floor, you will find two double bedrooms, each accompanied by its own en-suite with both bath and shower, providing a luxurious and private retreat for residents.

The property is surrounded by beautiful communal gardens, creating a haven for wildlife enthusiasts and offering a tranquil environment for relaxation. There is one car parking space and additional visitors parking.

Additionally, The Fishery comes with a reduced membership of the Donnington country club and golf course for 2 people. This exclusive club boasts a fantastic restaurant, spa, and hairdresser services. Golf enthusiasts will appreciate the amazing golf course set in an area of outstanding natural beauty, complete with a shack where golfers can enjoy delicious lunches and snacks. This idyllic residence combines modern amenities with a stunning riverside location, making it an ideal retreat for those seeking both comfort and natural beauty.

- 🏠 Welcoming entrance hall
- 🏠 Cloakroom
- 🏠 Generously sized lounge with French doors leading outside
- 🏠 Kitchen/ diner
- 🏠 Two double bedrooms both with en- suites
- 🏠 Beautiful communal grounds
- 🏠 Double glazing throughout
- 🏠 £138 per month maintenance charge
- 🏠 £200 per annum ground rent
- 🏠 114 years remaining on the lease
- 🏠 Allocated parking space and visitors parking

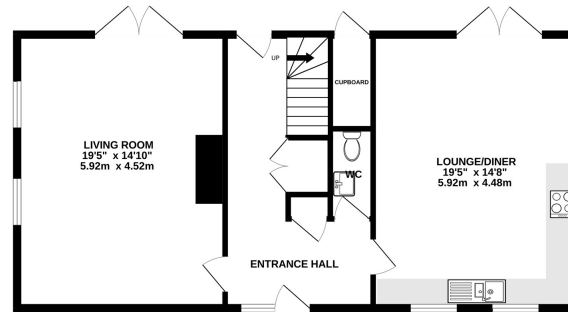
Directions

From the offices of Crickets Estate Agents proceed along Oxford Road to the roundabout, take the 2nd exit remaining on the Oxford Road to the mini roundabout and turn left onto Grove Road, proceed for approx. 0.5 of a mile and turn right into The Fishery and follow the road and the gated access will be found straight ahead.

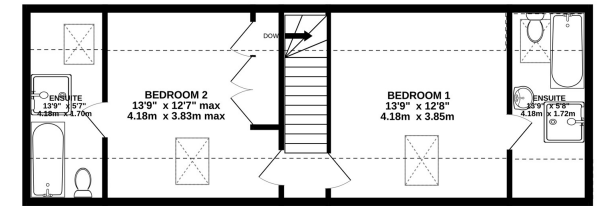
Local Information

Newbury offers the best of town and country living; being the principal town of West Berkshire, Newbury is a lively market town sitting astride the Kennet and Avon Canal. From Watership Down in the south and the Ridgeway in the North, Newbury is in an area of outstanding natural beauty and enjoys a rich heritage as well as having an excellent range of facilities including the famous Newbury Racecourse and excellent Park Way shopping centre. There are many more things to see, do and explore in and around Newbury, from the 800 year old street market which is held twice a week in the centre of the town, a farmers' market on the first and third Sunday and an Artisan market on the last Sunday of every month. There are a variety of independent shops as well as larger department stores. Entertainment is well catered for with a theatre offering a variety of different shows for all ages, a 7 screen Vue cinema and an independent cinema. There is a wide choice of places to eat and drink including well known bars and chain restaurants to family run restaurants and cafés plus a good range of public houses located in the heart of the town and the surrounding villages. Newbury also has a good choice of health and sports clubs and several popular golf courses. Newbury has fantastic communication links. Reading, Oxford and Basingstoke are within a comfortable distance and there is a mainline train station with frequent intercity trains to Reading and London Paddington. The M4 (junction 13) lies North of Newbury approximately 4 miles from the town centre.

GROUND FLOOR
770 sq.ft. (71.5 sq.m.) approx.



1ST FLOOR
550 sq.ft. (51.1 sq.m.) approx.



TOTAL FLOOR AREA : 1320 sq.ft. (122.6 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+)	A		
(81-91)	B		82
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

NOTE: These details are believed to be materially correct although their accuracy is not guaranteed and they do not form part of any contract. All fixtures and fittings mentioned in these particulars are included in the sale, all others are specifically excluded. Measurements are given as a guide only and should not be relied upon for carpets and furnishings. The Agent has not tested any of the services, fittings or equipment and so does not verify that they are in working order.



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