



Castle Lane

Cricketts

Westerley, Castle Lane, Donnington, Newbury, Berkshire. RG14 2LD.

£500,000 Freehold



- Walking distance to Donnington Castle
- Three bedroom detached chalet house
- Walking distance to the local pub
- Close to Newbury town centre
- Double garage
- Driveway parking
- NO ONWARD CHAIN

A rare opportunity to acquire a charming three bedroomed detached chalet style home in the prestigious location of Castle Lane, Donnington Village. Set in a mature, secluded and elevated garden, the property enjoys a prime position within walking distance of Donnington Castle, a historic landmark offering stunning views and scenic countryside walks leading to Snelsmore Common.

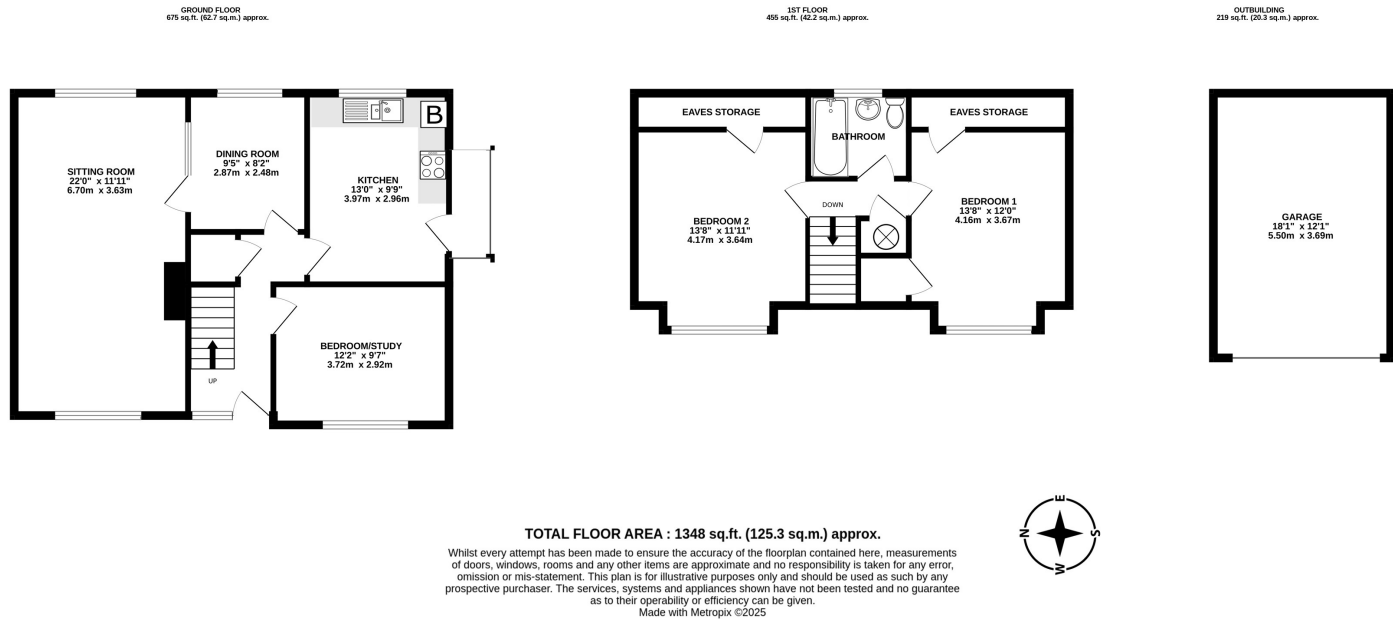
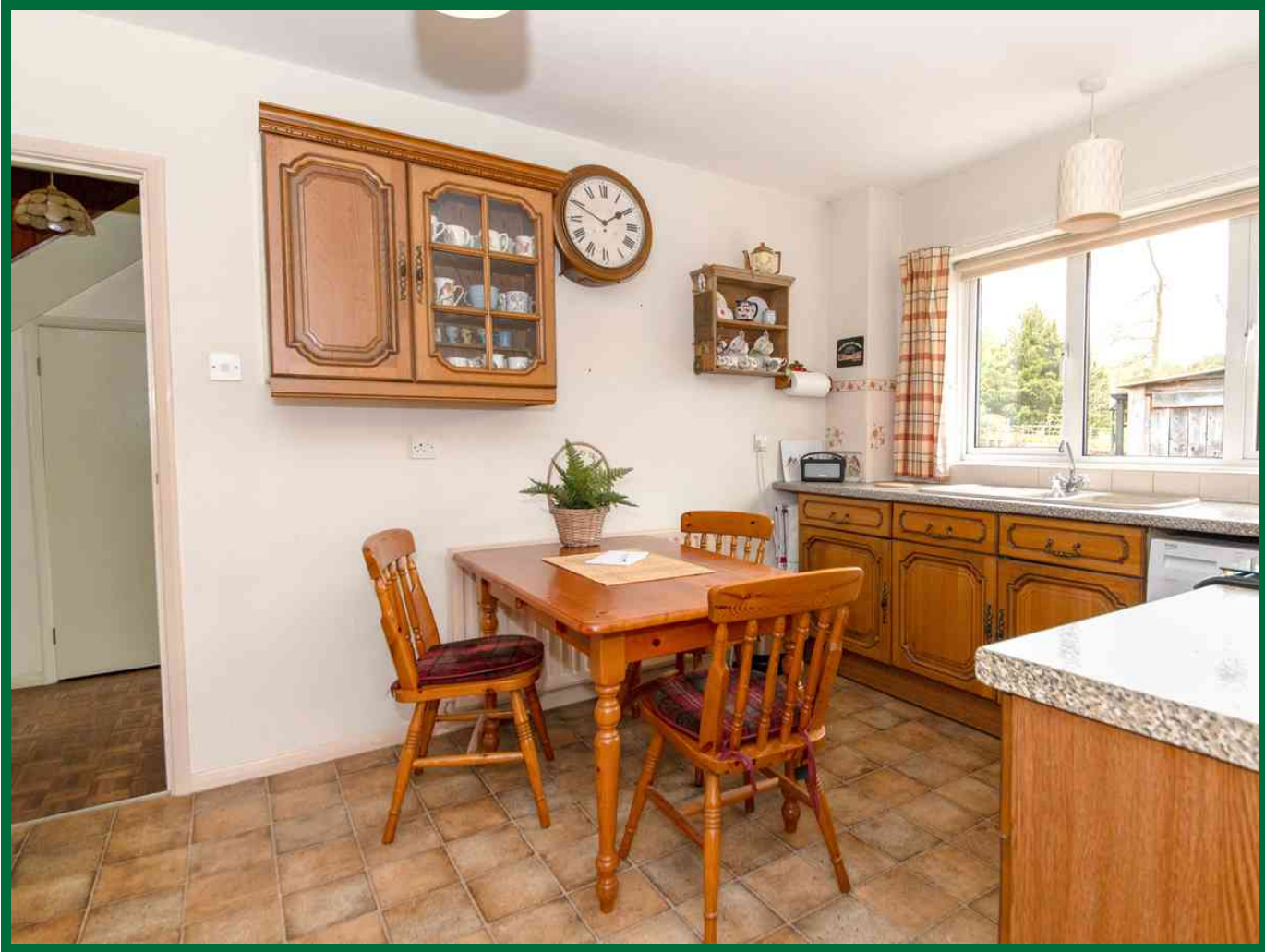
PROPERTY FEATURES: spacious, light and airy accommodation with large UPVC double glazed windows to all rooms. Gas fired central heating throughout.

Reception hallway with understairs storage, leading to the kitchen, dining room and a large, double aspect sitting room with garden door. A third bedroom/study is also on the ground floor. Stairs lead to a landing with airing cupboard and loft hatch. A family bathroom with shower, two double bedrooms both with countryside views and eaves storage.

TO THE OUTSIDE:- There is a double garage, workshops and a traditional Shepherds' hut with a woodburning stove. A greenhouse, potting shed and outside tap. The mature, well-stocked cottage garden with terracing and wrap-around lawns, offers a high degree of charm and privacy.

Donnington is an ancient character village with a traditional pub and cricket pitch. For families, there are numerous, excellent state and independent schools. This delightful home could benefit from modernisation, being the first time it has come to market since being built by the present owner, offering a wealth of potential with scope to extend (subject to planning permission). A rare opportunity to secure a home in one of Newbury's most desirable addresses. Early viewing is highly recommended.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		80
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		56
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

- **Electricity:** Mains Supply.
- **Heating:** Gas Central.
- **Water:** Mains Supply.
- **Sewerage:** Mains Supply.
- **Council Tax Band:** D



ABOUT US: We are a well-established, independent and highly-regarded, family run estate agency based in Newbury. Offering a bespoke service to suit your individual needs, we get results.

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