



Castle Lane

Cricketts





#### DESCRIPTION

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.

- NO ONWARD CHAIN
- Entrance hall with storage cupboard
- Dining room
- Double aspect large sitting room
- Kitchen
- Bedroom 3/ study
- First floor accommodation:-
- Two double bedrooms with eaves storage
- Bathroom
- Wrap around garden
- Out buildings
- Double garage
- Driveway parking
- Council tax band D
- Gas fired central heating
- All mains services including mains drainage

## Directions

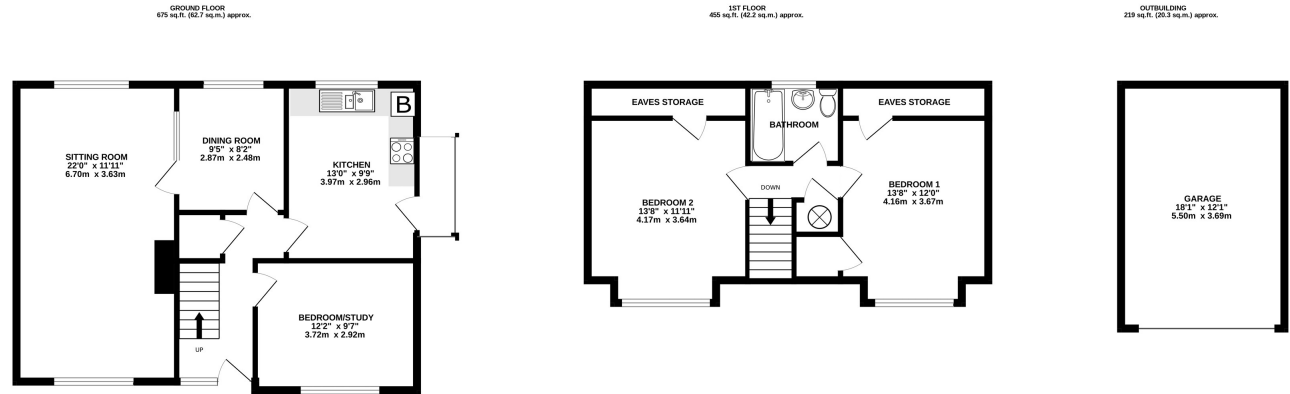
From Newbury proceed along Oxford Road and take a left turning into Donnington Village. At the crossroads continue straight ahead into Castle Lane and the property will be found on your right hand side distinguishable by the Cricketts for sale board.

## Local Information

Donnington is a sought after historic village situated to the north of Newbury and is best known for the striking twin-towered gatehouse of 14th century Donnington Castle. The village offers a highly recommended public house with a superb choice of food and drink, fantastic walks up to Donnington Castle with stunning views across Newbury. The nearby Donnington Valley Hotel and Spa and Donnington Grove Country club both have excellent golf courses. There are first-rate independent and state schools, both Primary and Secondary in the area and surrounding villages.

Newbury town has a wide range of things to see and do; from the 800 year old street market which is held twice a week in the centre of the town to a variety of independent shops and larger department stores. For entertainment the town has its own theatre with a variety of different shows for all ages and a Vue cinema with 7 screens. There is a wide choice of places to eat and drink including delightful tea rooms, well known bars and chain restaurants to family run restaurants and public houses located in the heart of the town and other surrounding villages.

In terms of communications, the M4 junction 13 is approximately 2 miles from Donnington, with the A34 skirting Newbury. Newbury has a direct mainline rail connection to Reading and London Paddington in approx 40 - 45 minutes.



TOTAL FLOOR AREA : 1348 sq.ft. (125.3 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.  
Made with Metropix ©2025

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.



14 The Broadway Newbury Berkshire RG14 1BA

sales@cricketts.co.uk www.cricketts.co.uk T: 01635 43333

Registered in England

Registration No. 04637744

Vat No. 811609452



