



Executive home in gated development

9 The Fishery, Lambourn Road, Newbury, Berkshire RG20 8AA



Entrance hall • Kitchen/dining room • Cloakroom
Sitting room • Master bedroom with en suite
Guest bedroom with en suite • Store • Allocated parking
Communal landscaped garden

The Property

9 The Fishery is an attractive and very well built house situated on a sought after development of just a handful of individual builds. The gated development is set within the parkland of Donnington Grove Golf and Country Club and has been cleverly designed around a paved courtyard. All the houses have terraces which in turn lead onto communal landscaped grounds, with parkland views beyond. The accommodation is generous throughout with bright living rooms on the ground floor and two spacious en suite bedrooms on the first floor.

Location

The Fishery is within the grounds of Donnington Grove Golf and Country Club in a quiet yet convenient position near the centre of Newbury. The property is within easy reach of local shops and supermarkets, offices, fitness centres, theatres and the main line railway station, providing a direct service to London Paddington in about an hour. The major centres of Reading, Oxford, Swindon and Basingstoke are all within short road or rail journeys.

The countryside surrounding Newbury is designated an Area of Outstanding Natural Beauty and offers plenty of opportunities for relaxing walks, with plenty of character village pubs within a short drive. Local features such as the River Kennet Lambourn and Avon canal, Donnington Castle and Snelsmore Common provide recreation space and are all close at hand while further afield there is the Ridgeway footpath.

Directions

From the Newbury Waitrose roundabout proceed north on to the B4494 signed for Donnington. After approximately 0.5 mile turn left at the mini roundabout onto Grove Road. Proceed along Grove Road for approximately 1 mile and immediately before the A34 bridge turn right onto the private road signed The Fishery. The Fishery development can then be found at the end of this road.





Services

Mains water, electricity and drainage. Ground source heating system

Local Authority

West Berkshire Council 01635 551111

Viewing

Strictly by appointment with Savills

N.B. It will be a requirement that purchasers acquire annual membership of Donnington Grove Golf and Country Club. This would give purchasers the use of all the facilities of the club at a significantly discounted annual membership rate.



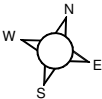
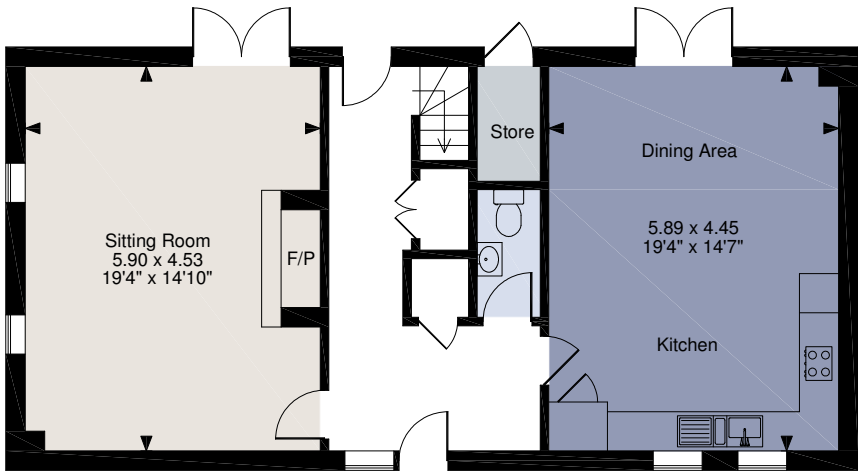
The Fishery, Lambourn Road, Newbury
Gross internal area (approx) 1245 Sq Ft/116 Sq M
Quoted Area Excludes 'External Store'



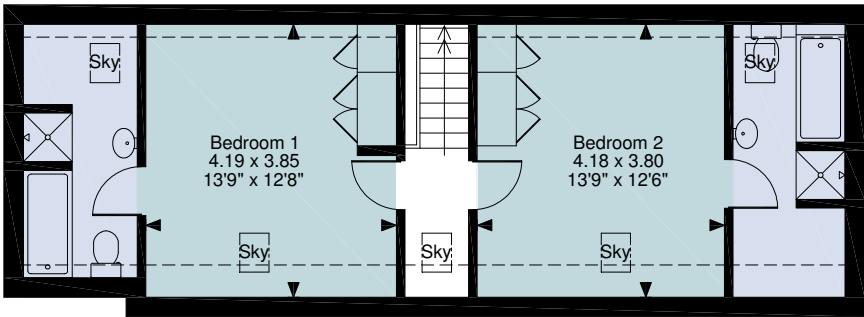
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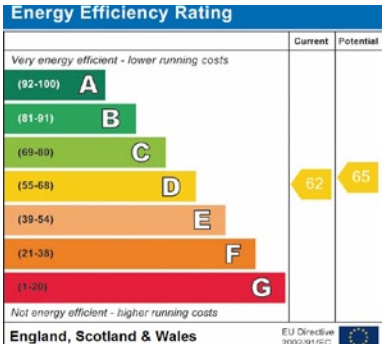


Ground Floor



First Floor

For identification only. Not to scale. © 190718HF



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