New character house on the edge of Donnington

2 Valley View, Oxford Road, Donnington, Newbury

Freehold
Hall • Sitting room • Kitchen/dining room • Cloakroom • 2 bedrooms • Bath room • Parking • Gardens

Mileages
Central Newbury 1 mile, London (Paddington) approximately 51 minutes from Newbury station, M4, junction 13 - 4 miles, (All mileages and times are approximate)

Situation
The property is situated on the edge of Donnington, one of the region’s most desirable villages lying on the outskirts of Newbury and with its well-known castle. The village is set on the River Lambourn and on the edge of Donnington Valley Golf Club. Newbury itself offers a comprehensive range of shopping, leisure and educational facilities and has a station on the direct line to London Paddington. Road links are excellent with access to the A34 and on to the M4 close at hand.

Accommodation
Build by highly regarded local developers, Valley View offers character accommodation with the benefit of the latest fittings and a 10 year guarantee. On the ground floor the property offers a sitting room with wood burning stove, a kitchen breakfast room with French door to the gardens and a cloakroom. There is underfloor heating to the ground with stone flooring in the kitchen and cloakroom. The first floor provides two lovely bedrooms with views to the front, while the bathroom is beautifully fitted and incorporates a shower over the bath.

Outside
Set above the road, the property benefits from views to the front and parking to the side. Behind the house there is a generous paved terrace with the garden beyond.

Services
Mains water, gas and electricity. Private drainage

Local Authority:
West Berkshire Council Tel: 01635 42400 West Berkshire Council Tel: 01635 42400

Postcode
RG14 3AG

Directions
From the centre of Newbury (Waitrose roundabout on the A4), take the B4494 towards Wantage passing the vets and The Castle public house. Bear right at the roundabout at the top of the hill and Valley view will shortly be found on the left.

Energy Performance
A copy of the full Energy Performance Certificate is available upon request.

Viewing
Strictly by appointment.