



# Charming listed village house on River Lambourn

The Old Tannery, Donnington, Newbury, Berkshire, RG14 2JT

Freehold

savills



Hall • drawing room • sitting room • dining room  
 • kitchen/breakfast room • utility room • larder  
 • cloakroom • Principal bedroom with en suite bathroom  
 • 3 bedrooms • 2 bathrooms • separate wc • 3 attic rooms

Attached Flat: sitting room • kitchen • bedroom and bathroom

Outbuilding: carport • office/gym • machinery store  
 • office above

Outside: Swimming pool • summerhouse • Garden of about 0.40 acres with frontage to the River Lambourn

### Mileages

Newbury Town Centre 1 mile

A34 1.2 miles

M4 J13 2.8 miles

Newbury to Paddington from 45 minutes

### Situation

The Old Tannery is situated in the charming village of Donnington just north of the market town of Newbury. The village is known for Donnington Castle, a ruined medieval castle, founded in 1386, with the twin-towered gatehouse still standing. Newbury offers comprehensive facilities including a mainline station. To the north of the village is Snelsmore Common an SSSI designated nature reserve of about 260 acres with a network of footpaths.

### Description

The Old Tannery is a charming Grade II listed village house dating from the early part of the 19th century. The property faces south-east and is light with well-proportioned and elegant reception rooms opening onto a sheltered and generous terrace. The accommodation is well presented over 3 floors with an adjoining first floor flat with it's own entrance onto the lane. There is **Planning Permission** No. 17/02435/House for a single storey extension creating a kitchen/family room and dining area over part of the existing terrace.



**Gardens and Grounds**

The Old Tannery is accessed from the lane via electric gates to gravelled parking in front of the outbuilding which comprises of a carport, gym/office, garden machinery store, and on the first floor a large office and storage area. Along the south-east elevation is a large and generous terrace looking over the gardens and swimming pool with summerhouse. The gardens are laid mainly to lawn interspersed with some mixed borders, ornamental trees and shrubs and run down to the lovely River Lambourn.

**Services**

Mains water, gas, oil, drainage.

**Tenure**

Freehold

**Local Authority**

West Berkshire

**Directions**

RG14 2JT  
What3Words ///sung.from.  
slope

**Viewing**

Strictly by appointment with  
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## The Old Tannery

**Approximate Floor Area** 385.4 sq m / 4148 sq ft

**Outbuilding** 82.9 sq m / 892 sq ft

**Total** 468.3 sq m / 5040 sq ft



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