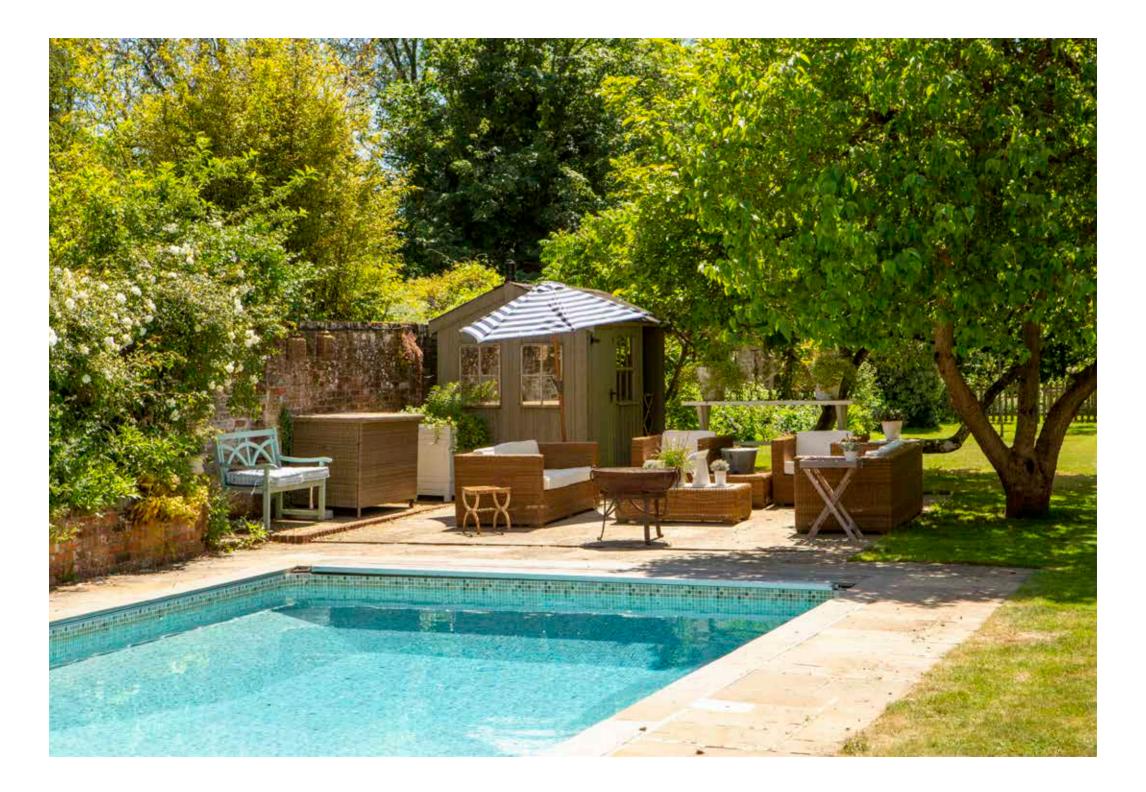


Charming listed village house on River Lambourn

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

Freehold





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

Description

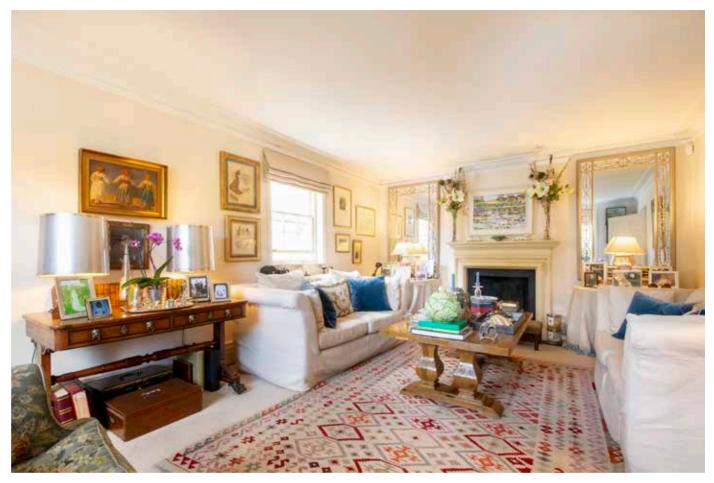
Newbury Town Centre 1 mile A34 1.2 miles M4 J13 2.8 miles Newbury to Paddington from 45 minutes

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.

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 adioining 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.

The Old Tannery is a charming







Gardens and Grounds

The Old Tannery is accessed from the lane via electric gates to graveled 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

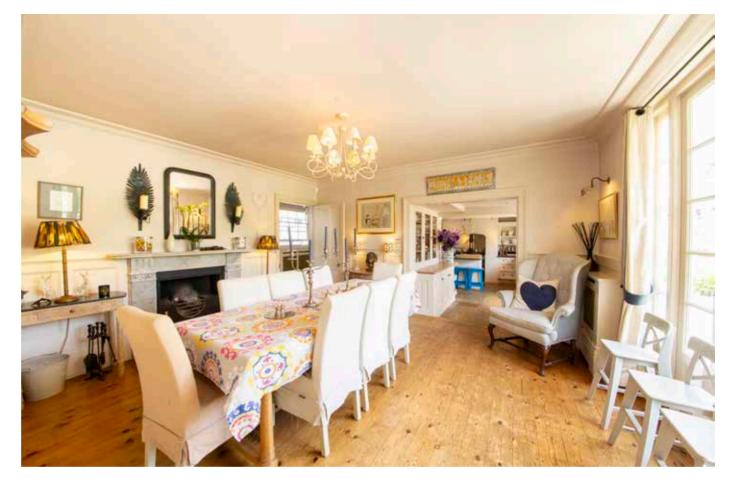
Freehold

Local Authority West Berkshire

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

Viewing

Strictly by appointment with Savills.

















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



For identification only. Not to scale. © 210621LM

Important notice Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Brochure by fourwalls-group.com



 Iziz McLean

 Savills Newbury

 01635 277 700

 Newbury@savills.com