



**34 DONNINGTON SQUARE**  
Guide Price £890,000

**Carter Jonas**



## 34 DONNINGTON SQUARE NEWBURY RG14 1PP

- Newbury town centre and Waitrose within walking distance
- Newbury station with trains to London Paddington less than 1 mile
- M4 (J13) 4 miles

Porch · entrance hall · sitting room · conservatory · dining room · good sized kitchen/breakfast room · large utility · WC cloakroom · principal bedroom with ensuite · 3 further first floor bedrooms · family bathroom · double garage · ample private drive and parking · private and established garden, including a well sized greenhouse, with the overall plot measuring 0.26 acres · Energy Rating E

### SITUATION

34 Donnington Square is situated in the centre of the Square which is always a very popular location due to its close proximity to the town. Donnington Square contains a number of very attractive properties, many large Victorian houses together with a range of other styles and sizes. Newbury town offers a good selection of shops and supermarkets. There are plenty of restaurants, cafés, public houses and leisure facilities, including Newbury Racecourse, the attractive Kennet & Avon canal, Vue cinema, Corn Exchange and Watermill theatres. There are arts and sports centres, health and golf clubs, a bowls club, museums and an outdoor market on Thursdays and Saturdays. There are well regarded schools for all age groups and Newbury College, with its campus to the south of the town. There is excellent access to the major road routes of A34 and M4 and the mainline rail station to London (Paddington).

**AVAILABLE CHAIN FREE IS THIS SUBSTANTIAL FAMILY HOME IN NEED OF SOME UPDATING WITH A MATURE SOUTH FACING GARDEN (TOTAL PLOT OF 0.26 OF AN ACRE) AND SITUATED IN THE VERY SOUGHT AFTER LOCATION OF DONNINGTON SQUARE WITHIN WALKING DISTANCE OF THE TOWN CENTRE.**





## DESCRIPTION

34 Donnington Square, believed to have been built in the 1960's and later extended, is an attractive 4 bedroom detached family house and located in this sought after location. The ground floor has a well planned and practical layout with reception rooms leading off the entrance hall, with cloakroom off, and features a substantial sitting room with doors to the conservatory. To the rear of the property there is a kitchen breakfast room with an adjoining utility room and access to the garage, while to the front there is a dual aspect dining room. On the first floor there is a large landing, an impressive principal bedroom with ensuite bathroom, three further bedrooms and a family bathroom.

## OUTSIDE

To the front of the property there is a drive with parking for several cars and access to the excellent double garage which has power and light. The rear garden is a particular feature of the property being south facing and very private due to a number of mature trees and shrubs.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** All main services connected

**Local Authority:** West Berkshire Council – 01635 551111

**Council Tax:** Band F

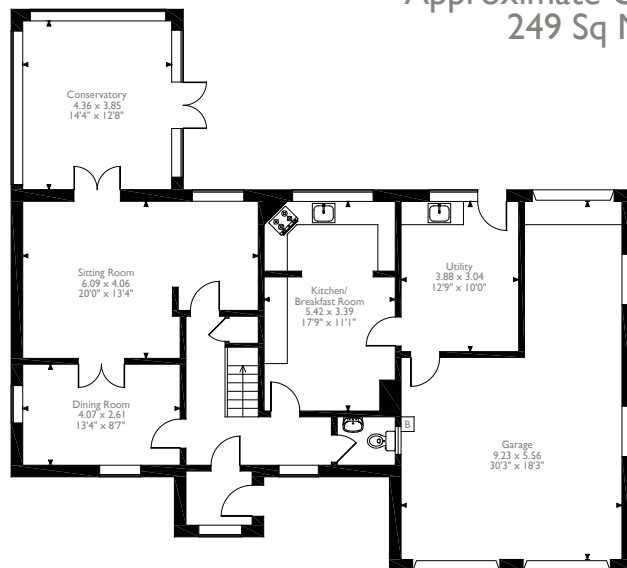
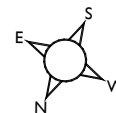
**Viewing:** By prior appointment through the Newbury office 01635 263010

**Directions:** Please use postcode RG14 1PP

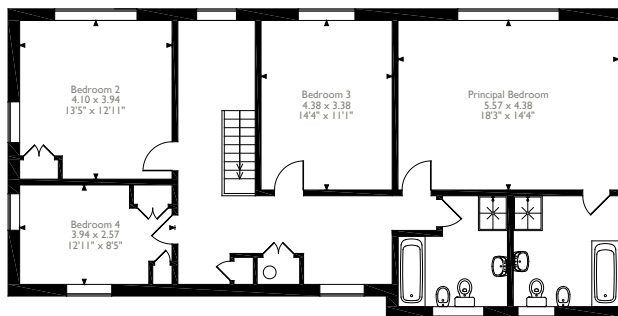




34 Donnington Square, Newbury  
Approximate Gross Internal Area  
249 Sq M/2680 Sq Ft



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

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