

ELDER COTTAGE

DONNINGTON • WEST BERKSHIRE



BLACK CYGNET

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A beautifully presented, modern 4 bedroom detached family home, situated on the edge of Donnington, a popular village close to Newbury town centre.

- Entrance hall • Cloakroom/Utility • Sitting room
- Kitchen • Boot room • Sitting room • Dining room • Study
- Master Bedroom with en suite • 3 further bedrooms • Family Bathroom • Driveway • Home office/Studio • Garden



Elder Cottage

A generous block paved driveway provides plenty of off road parking to the front of Elder Cottage, steps and a porch lead to the front door. The entrance hall sweeps through the centre of the house giving access to all of the principal rooms, a brand new, fully appointed kitchen is situated at the front of the house, this connects to the boot room which has an external door to the front of the house. The study/playroom is also positioned to the front, with a cloak room/utility in between. Both the sitting room and dining room are at the back of the property, both with doors leading to the rear garden. Upstairs the master bedroom has a shower en suite, there is a large family bathroom for the other 3 bedrooms. One of the bedrooms is currently fitted as a dressing room, but could easily be made back into a fourth bedroom.

Outside, the current owners have built a home office/studio which is fully equipped with power and light. The private rear garden has been

landscaped, a terrace wraps around the property offering little maintenance, enclosed with closed board wooden fencing and shrubbed borders.

Local Information

- Donnington is perhaps best known for the castle and also two excellent golf courses Donnington Grove and Donnington Valley. Waitrose is only a short distance and situated just before Newbury town centre.
- The market town of Newbury offers a wide range of amenities including a main line rail link to London Paddington, a theatre, cinema, gyms and a large range of retail outlets. The area also benefits from excellent connections to the M4 and the A34, offering access to London, Reading, Oxford, Swindon, Basingstoke, the West Country, the Midlands and the south coast.
- There are a wide range of schools in the area, both state and private. Of particular note are

Falkland Primary School, St. Bartholomew's Secondary School, Park House Secondary School, Thorngrove, Cheam, St.Gabriel's, Downe House, Horris Hill and Bradfield College.

- RG14 3AG

Services

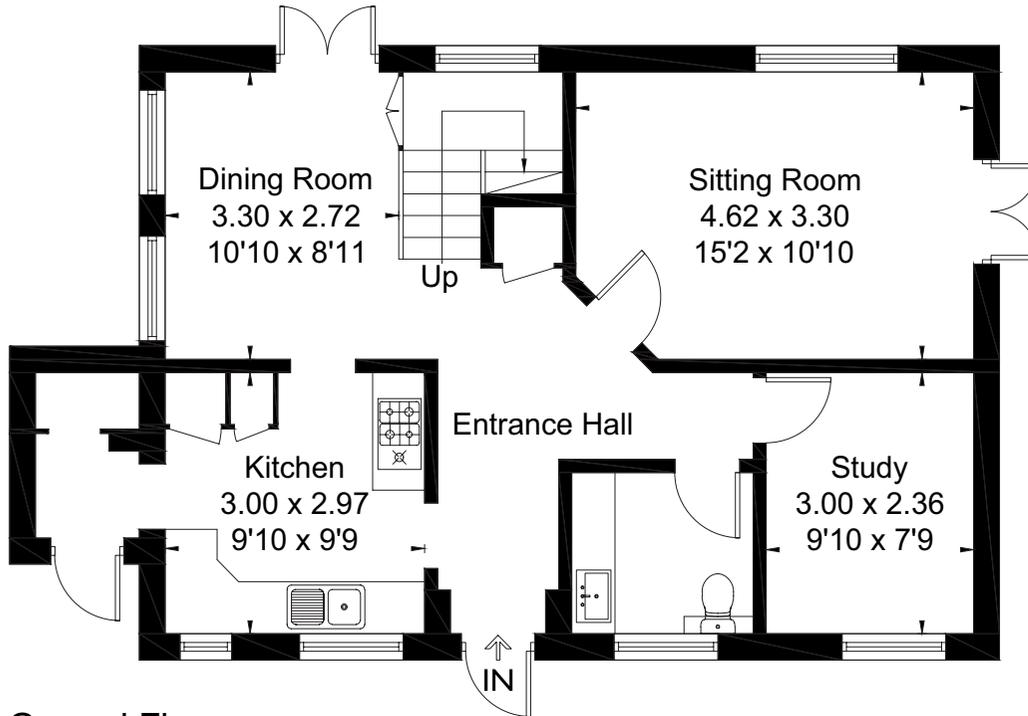
- All mains services.
- Broadband – Superfast fibre broadband available.
- Council tax – Band E 2021/2022 £2,338.00
- Local authority: West Berkshire Council. Telephone 01635 551111

Fixtures and Fittings

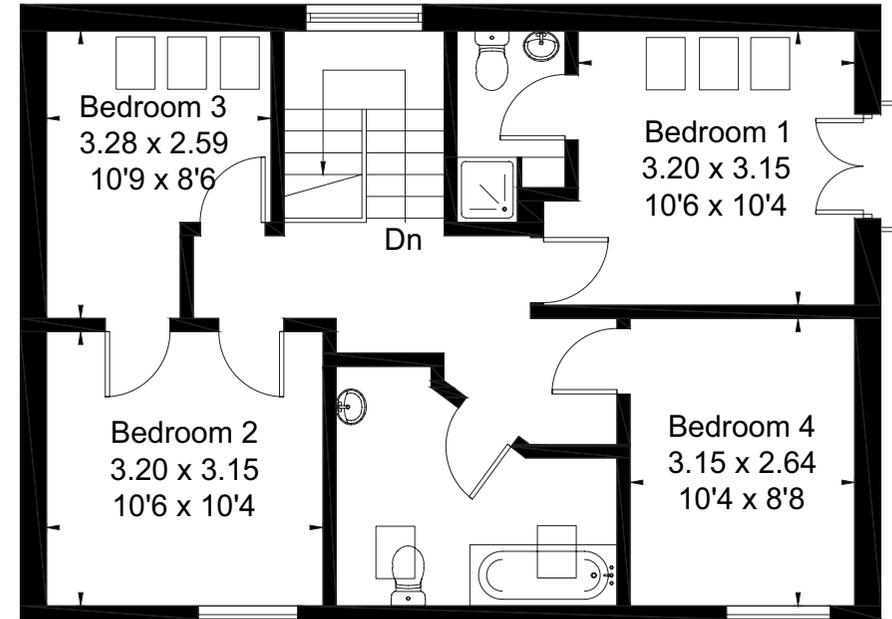
Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.



Approximate Floor Area = 124 sq m / 1333 sq ft



Ground Floor



First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(91-93)	B		86
(69-90)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.