



Lambourn Road, Speen, Newbury RG20 8AA

£475,000 *Leasehold*



Impressive 2 bedroom home in a stunning location close to Newbury town centre.

An impressive two-bedroom home set within an exclusive development on the grounds of Donnington Grove Country Club. The property offers just under 1,300 sq ft of well-designed living space, including a generous living room with a feature fireplace and patio doors opening onto the garden. A spacious kitchen/dining room provides ample room for entertaining and leads out to a private patio area, complemented by a ground-floor cloakroom.

Upstairs are two large double bedrooms, each benefiting from a luxurious en-suite bathroom and separate shower, both bathrooms featuring underfloor heating.

The heating system is ground sourced and underfloor heating is throughout the ground floor.

The home is set within beautifully maintained communal grounds beside the River Lambourn and further benefits from off-road parking and visitor parking.

KEY FEATURES

- Stunning Two Bedroom Home In Idyllic Setting
- Located On The Grounds Of Donnington Grove Estate
- Sizeable Accommodation Of Just Under 1300sqft
- Two En-suites
- Large Kitchen/Dining Room
- Lounge With French Doors To Garden Area

Newbury

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MATERIAL INFO

Tenure: Leasehold

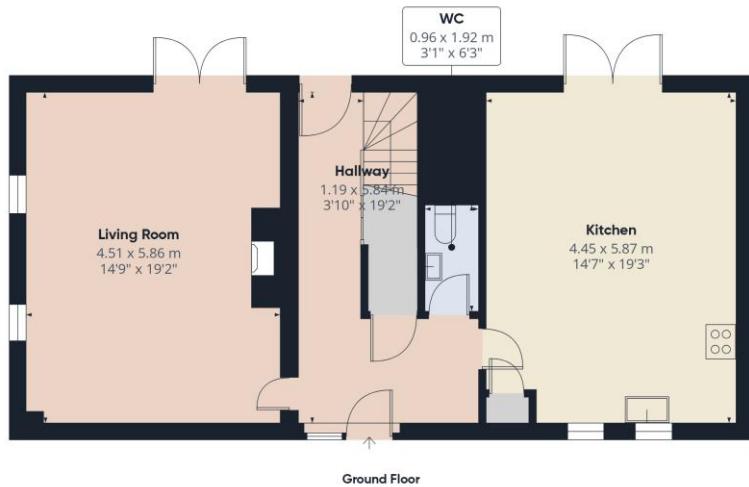
Term: 110 years

Service Charge: £1824 per annum

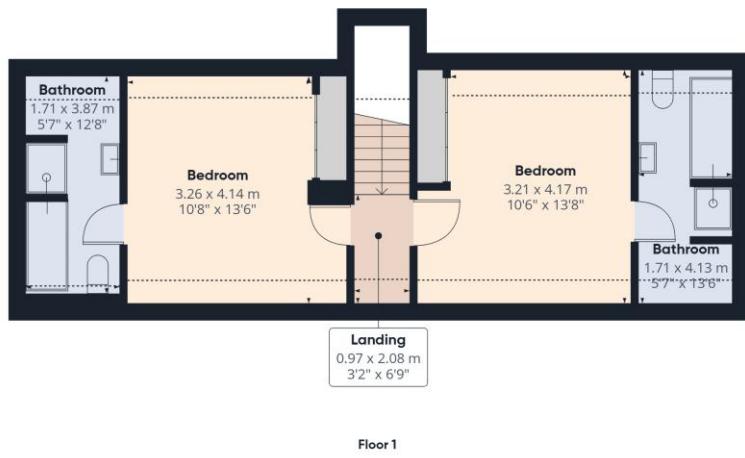
Ground Rent: £200 Annually (subject to increase)

Council Tax Band: E

EPC rating: C

Approximate total area⁽¹⁾115.4 m²1243 ft²

Reduced headroom

8.1 m²87 ft²

(1) Excluding balconies and terraces

Reduced headroom

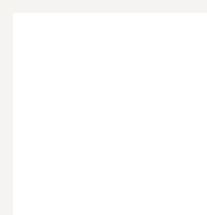
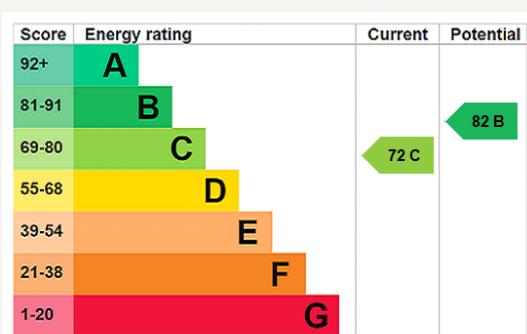
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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<https://www.winkworth.co.uk/sale/property/NEB260035>


Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.