



**DONNINGTON GROVE, DONNINGTON, NEWBURY, RG14 2LA**

£3,100 per month\*

**Carter Jonas**

Quality character house in a uniquely accessible location on the Donnington Grove Golf course.

Offering views over the landscaped grounds and lake, yet within easy walking distance of Newbury centre for amenities (including mainline rail services to London Paddington) and the road networks for A34/M4 access.

Entrance hall, snug/family room with open fire, fully fitted quality kitchen with appliances, opening onto the dining room/hall with vaulted ceiling and views over the gardens, amazingly spacious drawing/sitting room with open fire and French doors to the patio, utility room and cloakroom.

The first floor offers a principal bedroom suite with wardrobes, ensuite shower and further wc, 2 further double bedrooms (with wardrobes) and family bathroom with shower.

The surrounding lawned gardens offer uninterrupted views over the golf course and lakes. Large driveway with parking for several cars and outhouse storage.

Available for an initial 6 month tenancy

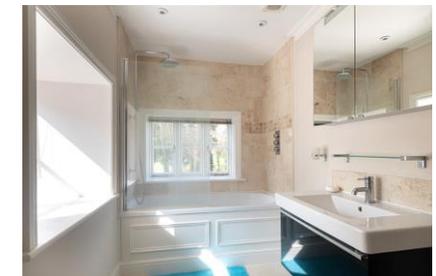
At a rent of £3100 per calendar month: Holding deposit of 1 weeks rent £715.00, Security deposit of 5 weeks rent £3576.00

- Council Tax Band = G
- Deposit Required = £3,576.00
- Long Let, Minimum term 6 months
- 3 BEDROOMS
- 3 BATHROOMS
- 3 RECEPTIONS
- LARGE DRIVEWAY
- OUTHOUSE STORAGE
- EPC = E

Energy Efficiency Rating	
Current	Potential
80	84
<small>Very energy efficient - lower running costs</small> A (92-100) B (81-91) C (69-80) D (54-68) E (39-54) F (21-38) G (1-20) <small>Not energy efficient - higher running costs</small>	
England, Scotland & Wales EU Directive 2002/91/EC	



Illustration for identification purposes only, measurements are approximate, not to scale.



**Newbury Lettings 01635 263020**

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Classification L2 - Business Data

**IMPORTANT INFORMATION**

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\*Administration fees may apply depending on tenancy type. Please contact your local branch for this information.