



The Hermitage

Wantage Road, Eddington, Hungerford, RG17 0HA

Carter Jonas

The Hermitage, Wantage Road, Eddington, Hungerford, RG17 0HA

- Hungerford town and mainline train station 0.7 miles (walking distance)
- Trains to London Paddington in 60 minutes
- M4 (J14) 2.5 miles
- Newbury 10 miles

Entrance hall, drawing room, garden room, study, dining room, kitchen/breakfast room boot room, utility room, five bedrooms, three bathrooms, attic room and cellar, attractive two bedroom converted coach house and stables, additional one bedroom apartment, double garage, stable, drive and established garden, total plot measuring 0.56 acres, Council Tax Band g, Energy Rating E, Annexe Energy Rating D

Situation

The Hermitage is a very spacious property that is situated in a unique location being within walking distance of the facilities within Hungerford High Street, the open space of Hungerford Common and the canal. It's also well connected for excellent road access via the A4 and M4 motorway. Hungerford is a busy market town in the Kennet Valley, with good local shops, schools, churches of various denominations and hotels. There is a main line station with commuter trains to London and the West Country, and the Kennet and Avon Canal and River Dun flow through the town with the River Kennet a little further north. The surrounding countryside is designated an "Area of Outstanding Natural Beauty" and is noted for its sporting facilities which include golf at Marlborough, Chaddleworth, Newbury and Donnington, horse racing at Newbury and walking on the various footpaths and bridleways in the surrounding countryside. Newbury, with its shopping centre and mainline station to Paddington is within 9 miles, Marlborough 10 miles, Wantage and Swindon 13 and 15 miles respectively. The M4 Motorway (Junction 14) at Shefford Woodlands is 3 miles.

A wonderful and very characterful Grade II Listed family home, in an excellent location being very private yet within walking distance of Hungerford town centre and the mainline train station.



Description

The Hermitage is a period Grade II Listed house which dates to the 17th century, with later additions that reflect the evolution of the property overtime. The current vendor has made significant changes to the house including a recent very light and well-proportioned garden room. The accommodation works very well for a family due to the five reception rooms, and the five bedrooms with three bathrooms. The property has retained a wealth of its original character and really works very well for a family. In addition to the space in the property there is a separate one-bedroom apartment within the house, which can be accessed directly from the main dwelling or via an separate entrance, but offers options for an extended family, guest or staff. In addition to the main house, there is a very attractive late Edwardian stable block and coach house block. This has been converted to provide a self-contained two-bedroom cottage/annex which can be used in a variety of different ways including a Home Office.

Outside

The property is approached through electric gates beyond which there is a drive providing access to the adjoining double garage as well as parking. The gardens extend to the rear of the property, creating a private and tranquil setting and has been landscaped with a variety of trees, shrubs and plants. There is a vegetable garden, potting shed and ornamental pond. Directly behind the property is a very sheltered and private courtyard which is ideal for outside entertaining and dining.



Additional Information

Tenure: Freehold

Services: All main services connected including gas fired central heating

Local Authority: West Berkshire Council - 01635 551111

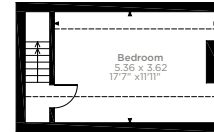
Council Tax: Band G

Viewing: By prior appointment through the Newbury office 01635 263010

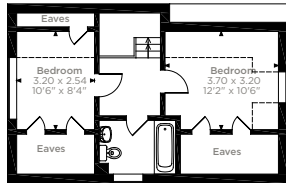
Directions: Please use postcode RG17 0HA



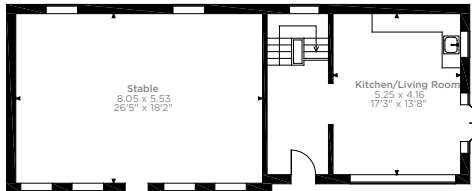
The Hermitage, Wantage Road, Eddington, Hungerford
 Approximate Gross Internal Area
 Main House = 453 Sq M/4876 Sq Ft
 Outbuildings = 128 Sq M/1378 Sq Ft
 Total = 581 Sq M/6254 Sq Ft



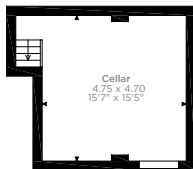
Second Floor



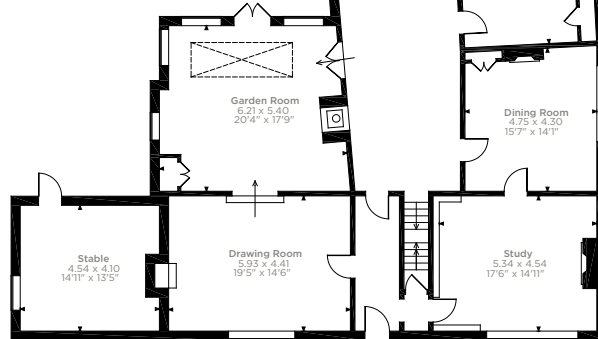
Outbuilding(First Floor)



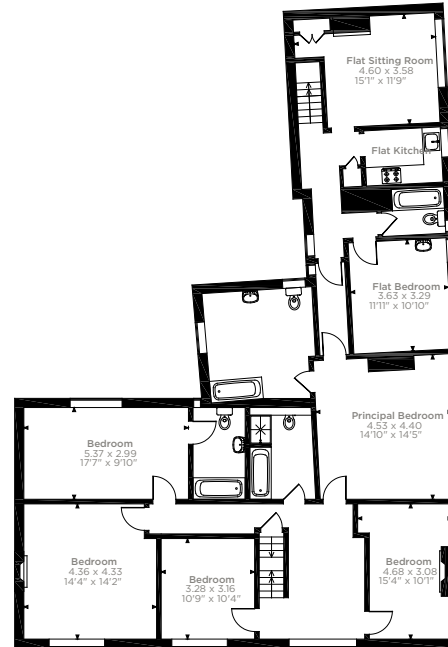
Outbuilding(Ground Floor)



Cellar

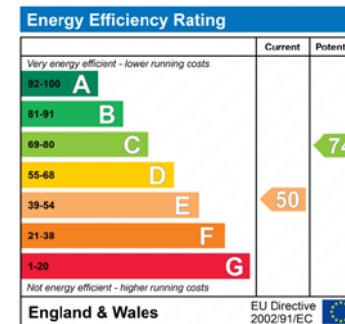


Ground Floor



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.



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