



44 HERMITAGE GREEN
Guide Price £665,000

Carter Jonas

44 HERMITAGE GREEN HERMITAGE RG18 9SL

- Newbury town and mainline station 4.5 miles
- A34 & M4 2.5 miles

Entrance hall · cloakroom · dining room · large sitting room with patio doors leading to the garden · well appointed kitchen/breakfast room with patio doors leading to the garden · utility room · principal bedroom with en suite · 3 additional double bedrooms · family bathroom · driveway · garage · private rear garden · gas central heating · double-glazing · adjacent to open fields · Energy Rating C

SITUATION

Hermitage is a popular village, 4.5 miles north-east of Newbury. There is an active community and good village facilities including a shop/post office, Co-op, church, pubs, garage, village hall and primary school. The village lies in the folds of beautiful Downland countryside, which provides good walking and riding, and it is within easy reach of a good variety of recreational facilities including golf courses and country parks. It is well placed for travel on all major routes, with access to the A34 and M4 at junction 13, which is 2.5 miles away at Chieveley.

DESCRIPTION

44 Hermitage Green is a bright and spacious family house located on this popular development on the edge of the village. The house was built in approximately 2007 and has an open view to the front overlooking the green and playground. The front door opens to a large hallway with a ground floor cloakroom, dining room to the front with bay window and a generous sitting room with a fitted gas fire and double patio doors with views and access to the garden. There is well-appointed kitchen/breakfast room with a range of wall and base fitted units with a range cooker, integral fridge/freezer and dishwasher. Adjoining this room there is a useful utility room which has space and plumbing for a washing machine and dryer along with a pedestrian door to the side return.

LOCATED IN THE DOWNS SCHOOL CATCHMENT IS THIS VERY WELL APPOINTED BRIGHT AND SPACIOUS 4 BEDROOM DETACHED FAMILY HOUSE. BUILT BY WELL-REGARDED DEVELOPER BANNER HOMES AND LOCATED IN THE POPULAR VILLAGE OF HERMITAGE, WITH EXCELLENT LINES OF COMMUNICATION AND FACILITIES.



Upstairs the feeling of light and space continues and boasts an impressive principal bedroom with a bank of fitted wardrobes and en suite bathroom with separate shower cubicle, 3 further generous bedrooms, two with built in wardrobes, and a well-appointed family bathroom with separate shower cubicle.

OUTSIDE

To the front there is a driveway with parking for two cars, and access to the garage which has power and light as well as a pedestrian door to the side return. The rear garden is a particular feature of the property and has a number of paved and timber decked areas with power, ideal for alfresco dining, along with an area of lawn and flanked with planters. The garden is extremely private by virtue of backing onto fields beyond.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains gas central heating, mains water, drainage and electricity

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 RG18 9SL



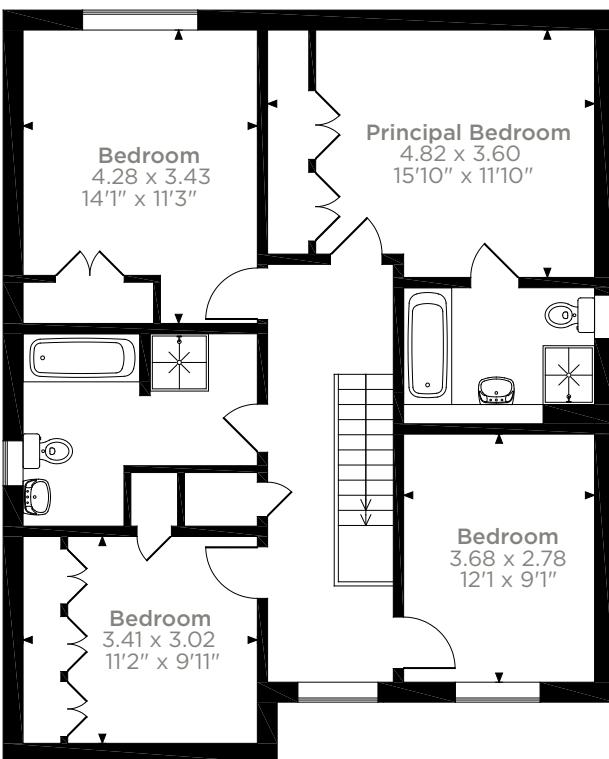
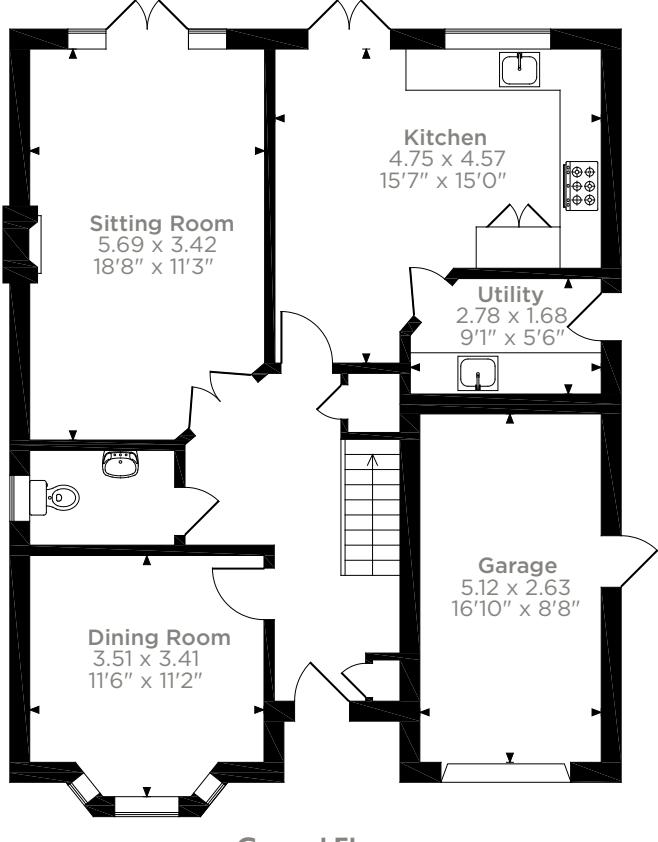
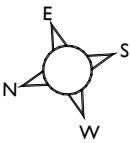
44, Hermitage Green, Hermitage, Thatcham

Approximate Gross Internal Area

Main House = 152 Sq M/1636 Sq Ft

Garage = 13 Sq M/140 Sq Ft

Total = 165 Sq M/1776 Sq Ft



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
74	C	74 C	78 C

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