



64 HERMITAGE GREEN

Guide Price £642,500

Carter Jonas

64 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 · useful utility room · principal bedroom with ensuite · 3 additional double bedrooms · family bathroom with bath and separate shower · driveway · garage · private west facing rear garden · gas central heating · double-glazing · adjacent to open fields · Energy Rating C

SITUATION

Hermitage is a popular village 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

This well presented and modern detached house has a prime location within its cul de sac, overlooking a green with small play area to the front and with rural westerly views to the rear. 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 attractive fireplace 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 and integral appliances. Adjoining this room there is a useful utility room which has plumbing for a washing machine and useful storage.

A BRIGHT, SPACIOUS AND WELL APPOINTED 4 BEDROOM DETACHED FAMILY HOUSE BUILT BY WELL-REGARDED DEVELOPER BANNER HOMES AND LOCATED IN THE POPULAR VILLAGE OF HERMITAGE, THE HOUSE BENEFITS FROM GARAGE AND DRIVEWAY AND A LOVELY WESTERLY FACING PRIVATE REAR GARDEN BACKING ONTO RURAL VIEWS. WITHIN CATCHMENT FOR THE POPULAR DOWNS SCHOOL.



Upstairs the feeling of light and space continues with an impressive principal bedroom with generous fitted wardrobes and ensuite 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 plenty of parking and access to the garage which has power and lighting. There is a useful side gate to the front leading to a walkway giving access to the rear garden which is a particular feature of the property with an impressive patio ideal for alfresco dining, along with well-tended lawn with a range of plants, trees and evergreens. The garden offers good privacy and benefits from a lovely peaceful backdrop with views over a field with a pond and mature trees.

ADDITIONAL INFORMATION

Tenure: Freehold

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

Local Authority: West Berkshire Council - 01635 551111

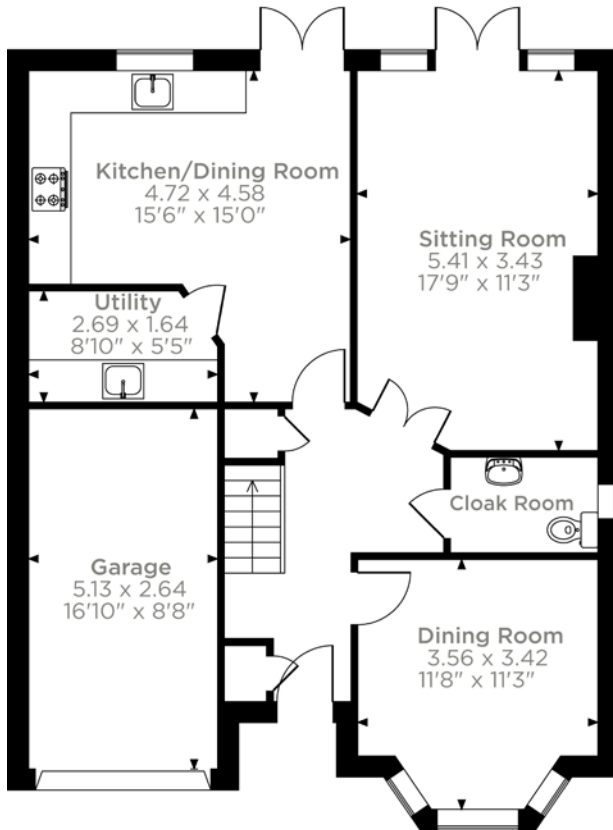
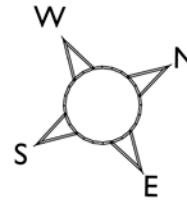
Council Tax: Band F

Viewing: By prior appointment through the Newbury office 01635 263010

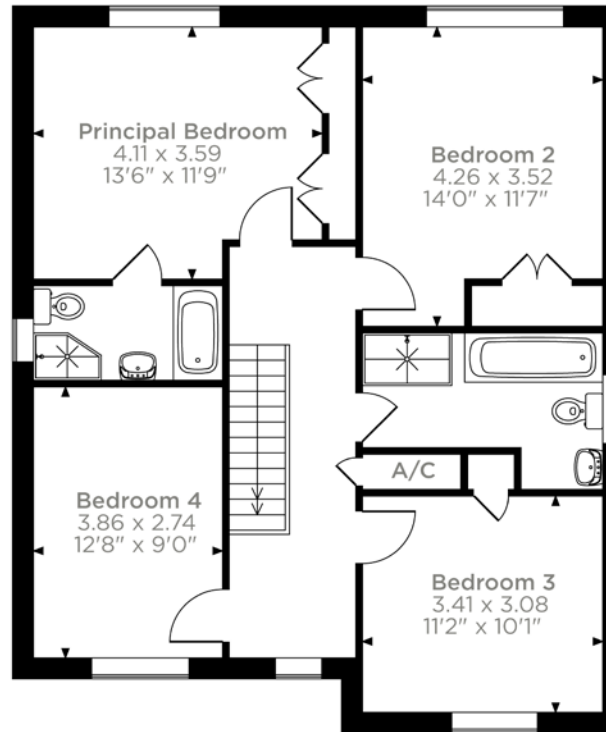
Directions: Please use postcode RG18 9SL



64, Hermitage Green, Hermitage, Thatcham
 Approximate Gross Internal Area
 Main House = 140 Sq M/1507 Sq Ft
 Garage = 14 Sq M/151 Sq Ft
 Total = 154 Sq M/1658 Sq Ft



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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Offices throughout the UK



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