



7 BLAKE ROAD

Guide Price £410,000

Carter Jonas

7 BLAKE ROAD HERMITAGE RG18 9WN

- Newbury town and Newbury station 6 miles
- M4 (J13) and A34 3.7 miles

Covered porch · entrance hall · sitting room · kitchen/
breakfast room · principal bedroom with en suite shower
room · 2 further bedrooms · family bathroom · garage ·
west facing garden · Energy Rating C

SITUATION

7 Blake Road is tucked away in a cul-de-sac location on the outskirts of the village. Hermitage is a popular village 5 miles north east of Newbury. There is an active community and good village facilities including a shop/post office, 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 2.8 miles away at Chieveley.

DESCRIPTION

The property offers spacious and light accommodation and on the ground floor includes a substantial sitting room, cloakroom and impressive kitchen/ breakfast room with a range of eye and base level units and French doors to the garden. On the first floor there is a principal bedroom with en-suite shower room, two further bedroom and the family bathroom.

A BEAUTIFULLY PRESENTED THREE BEDROOM SEMI-DETACHED FAMILY HOME IN A CUL-DE-SAC LOCATION AND BENEFITTING FROM A WEST FACING GARDEN, DRIVEWAY AND GARAGE IN THE POPULAR VILLAGE OF HERMITAGE. THE PROPERTY IS WITHIN WALKING DISTANCE OF THE PRIMARY SCHOOL, FALLS WITHIN THE DOWNS SECONDARY SCHOOL CATCHMENT AND IS ALSO WITHIN EASY REACH OF JCT 13 M4/A34.



OUTSIDE

To the front of the house there is a garage, with electric up and over door, and driveway parking, while to the rear there is an enclosed west facing garden with lovely patio area adjacent to the house.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: All mains services connected.

Local Authority: West Berkshire Council - 01635 551111

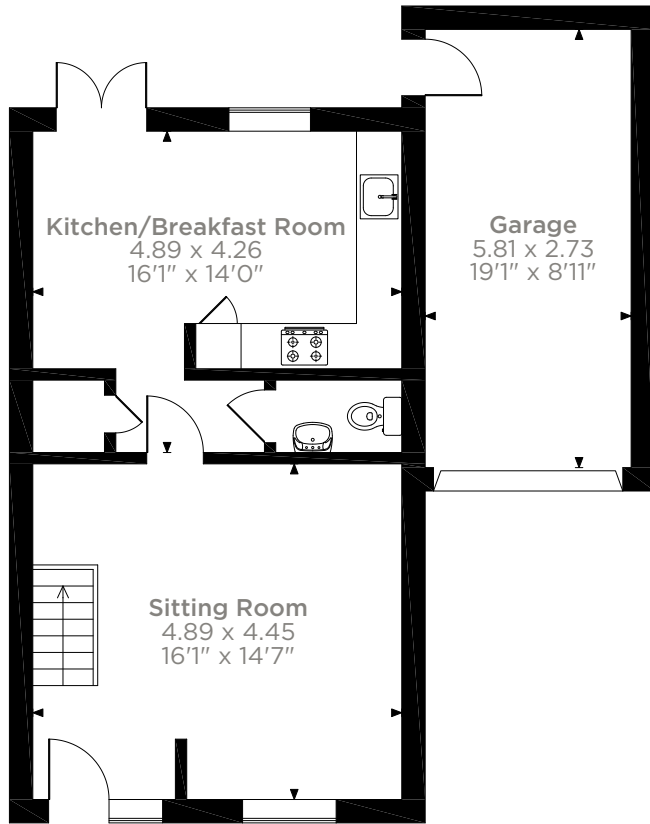
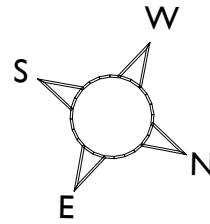
Council Tax: Band D

Viewing: By prior appointment through the Newbury office 01635 263010

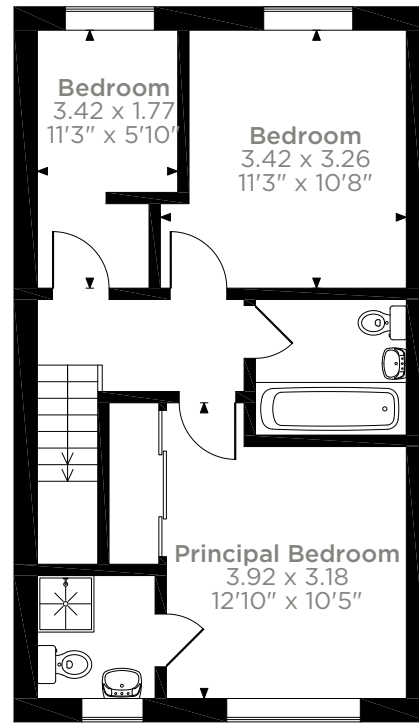
Directions: Please use postcode RG18 9WN



7, Blake Road, Hermitage, Thatcham
 Approximate Gross Internal Area
 Main House = 86 Sq M/926 Sq Ft
 Garage = 16 Sq M/172 Sq Ft
 Total = 102 Sq M/1098 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		84 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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