



46 HERMITAGE GREEN

Hermitage

Carter Jonas

46 HERMITAGE GREEN, HERMITAGE, RG18 9SL

- Newbury town and mainline station 4.5 miles
- M4 (J13) 2.8 miles

Entrance hall · cloakroom and storage cupboard · dining room · living room with double doors giving views and access onto the garden · well-equipped kitchen/breakfast room again with double doors giving access onto the garden · impressive first floor accommodation including 5 bedrooms with a principal bedroom with an impressive en suite with bath and shower · garage and parking · good rear garden · double-glazing · within catchment area for Downs School · 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, 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

This substantial family house has been built to a high specification by reputable builders, Banner Homes. The entrance hall gives access to all principal accommodation with a cloakroom and useful storage cupboard, to the left side there is a dining room to the front and towards the rear a spacious living room with double doors giving access onto the garden. There is a well-equipped kitchen/breakfast room again with double doors giving access to the rear and also leading to a useful utility room.

AN EXTREMELY SPACIOUS AND WELL LOCATED 5 BEDROOM DETACHED FAMILY HOME BENEFITTING FROM EXTENSIVE ACCOMMODATION, IMPRESSIVE EN SUITE MASTER BEDROOM, GARAGING AND PARKING. WELL LOCATED IN A HIGHLY DESIRABLE CUL-DE-SAC DEVELOPMENT IN THIS EXTREMELY POPULAR VILLAGE WITHIN THE CATCHMENT AREA OF DOWNS SCHOOL.



Upstairs the feeling of light and space continues with 5 bedrooms including a master bedroom with en suite including double sink, bath and separate shower. There is a second en suite guest bedroom and a family bathroom.

OUTSIDE

To the front there is a generous driveway with access to the garage and at the rear there is an attractive garden with patio and generous lawn.

ADDITIONAL INFORMATION

Tenure: Freehold

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

Local Authority: West Berkshire Council - 01635 551111

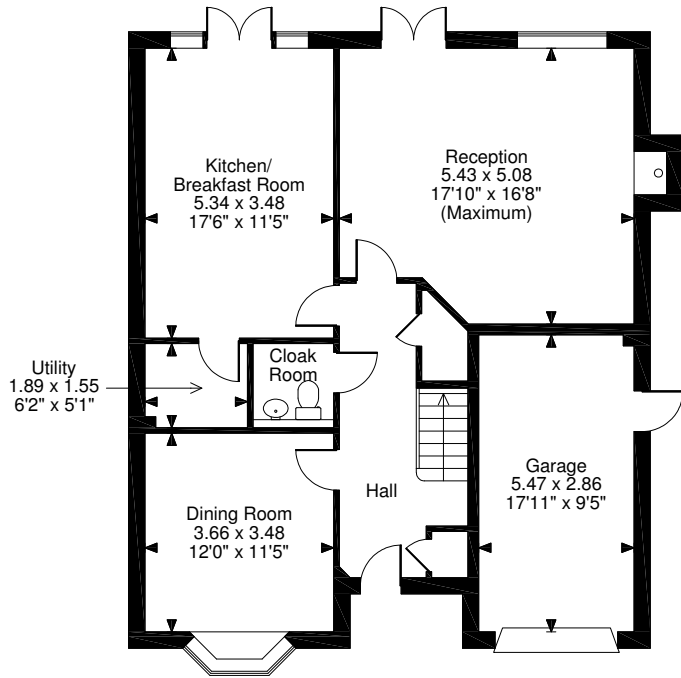
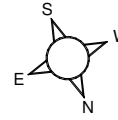
Council Tax: Band C

Viewing: By prior appointment through the Newbury office 01635 263010

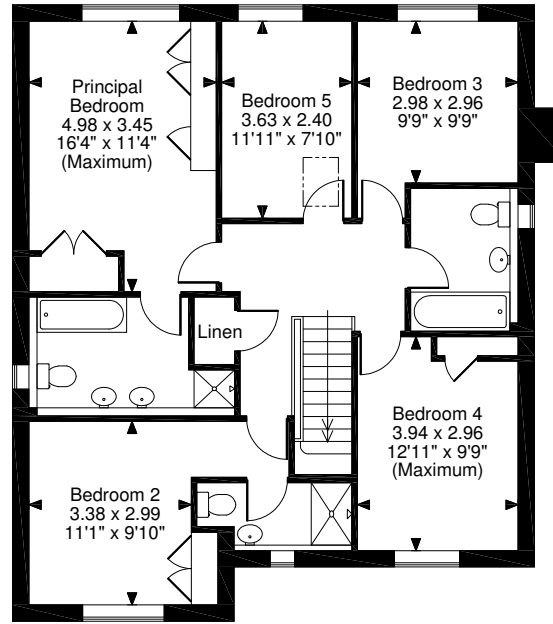
Directions: Please use Post Code RG18 9SL



Hermitage Green, Thatcham
Approximate Gross Internal Area
Main House = 1,792 sq ft / 167 sq m
Garage = 168 sq ft / 16 sq m
Total = 1,960 sq ft / 182 sq m



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C	74	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Newbury 01635 263000

newbury@carterjonas.co.uk

51 Northbrook Street, Newbury, Berkshire, RG14

carterjonas.co.uk

Offices throughout the UK



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