

HILLIER & WILSON



High Street
Hermitage

High Street Hermitage West Berkshire RG18 9SR

A beautifully presented four bedroom detached family house with a plot approaching a third of an acre, located in the popular village of Hermitage, within the catchment area of both the highly regarded Hermitage primary and Downs secondary schools. The property benefits from gas central heating, double glazing, garage, driveway parking and good-sized rear garden. The ground floor comprises entrance hall, cloakroom, study, sitting room with French doors onto the garden, bright and spacious kitchen/breakfast room, family room and utility with shower room. Upstairs there is a spacious master bedroom with en-suite bathroom, three further double bedrooms and a family bathroom with separate shower enclosure. Externally there is block-paved driveway parking and an integral garage at the front of the house, whilst to the rear is a beautiful, mature garden which backs onto woodland and is mostly laid to lawn, with a patio area and well-established borders offering privacy. Hermitage has good local amenities including a post office, convenience store, two pubs and a garden centre, it is also conveniently located for Newbury town centre which is just a short drive away. NO ONWARD CHAIN

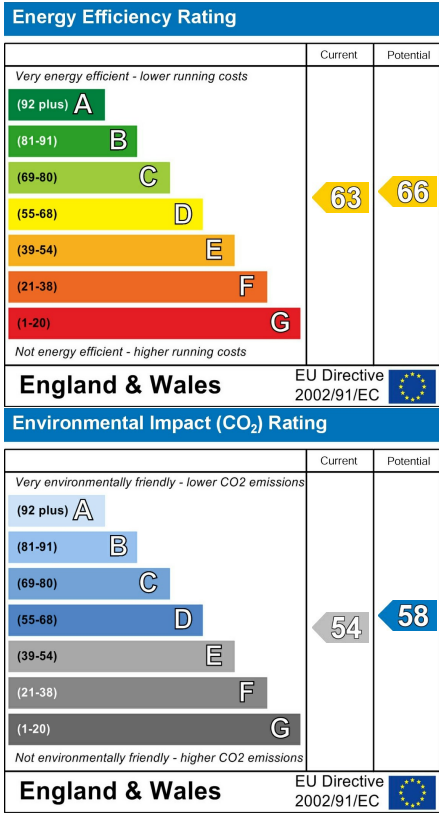
Services:
Mains services are connected.

EPC:
Full results of Energy Performance Certificate can be sent on request.

Council Tax:
Band F

Viewing:
Strictly by confirmed appointment with **Hillier & Wilson**
01635 522044

Directions
From the Robin Hood roundabout follow signs to Hermitage on the B4009, after several miles proceed through into the village and follow the road straight ahead. Shortly after you pass the Church on the right hand side, turn left and enter a track where the property will then be found on the left.



Ground Floor

Sitting Room
19'6" x 10'5"

Kitchen/ Breakfast Room
15'4" max. x 14'10" max.

Family Room
11'0" x 10'5"

Garage
15'2" x 11'0"
(168 sqft)

Study
6'9" x 6'0"

Hall

Utility

BTH

CLK



For identification only - Not to scale



Hillier & Wilson wish to inform prospective purchasers that we have listed the details of this property as a general guide and in good faith. We have not carried out a detailed survey nor tested the services, appliances or specific fittings. Any reference to alterations does not mean that any planning permission, building regulation or other consent has been obtained. Investigations must be made by buyer's solicitor. Room sizes should not be relied upon for carpets and furnishings. Fixtures & fittings are excluded from the property unless stated in the sales particulars.

