

HILLIER & WILSON



Lipscomb Close
Hermitage

Lipscomb Close Hermitage West Berkshire RG18 9SZ

A beautifully presented, four bedroom detached family house located in the sought-after village of Hermitage, within the catchment area of the well-regarded Hermitage primary and Downs secondary schools. The property benefits from oil-fired central heating, uPVC double glazing, double garage, driveway parking and southerly facing rear garden backing onto a field. The ground floor comprises entrance hall, cloakroom, sitting room, dining room leading to a large conservatory, modern kitchen/breakfast room and separate utility. Upstairs there is a master bedroom with en-suite shower room, two further double bedrooms, an additional bedroom and a family bathroom. Externally, there is a gravel driveway and double garage to the front of the house whilst to the rear is an enclosed garden with patio area, lawn and views across the neighbouring countryside. Hermitage is ideally located just a few miles north of Newbury with excellent road links nearby including the A34 and M4 motorway, it also has good local amenities including a Post Office/convenience store, garden centre and two village pubs. NO ONWARD CHAIN

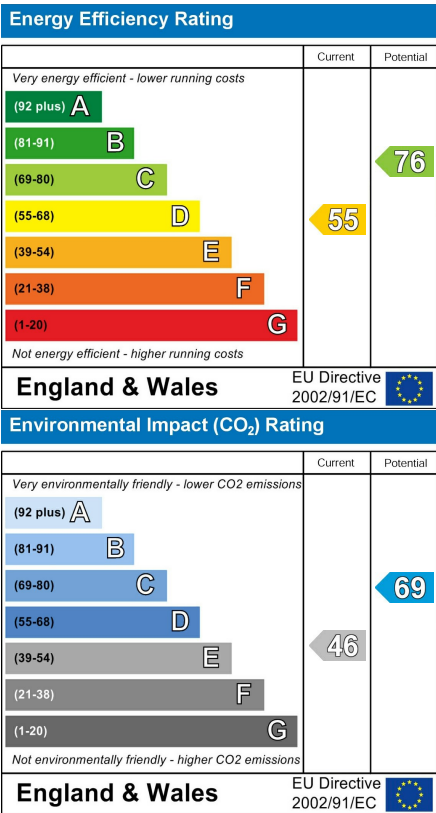
Services:
Mains services are connected.
(except gas)

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

Council Tax:
Band F

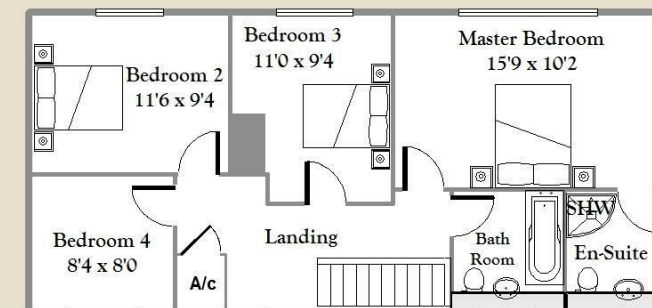
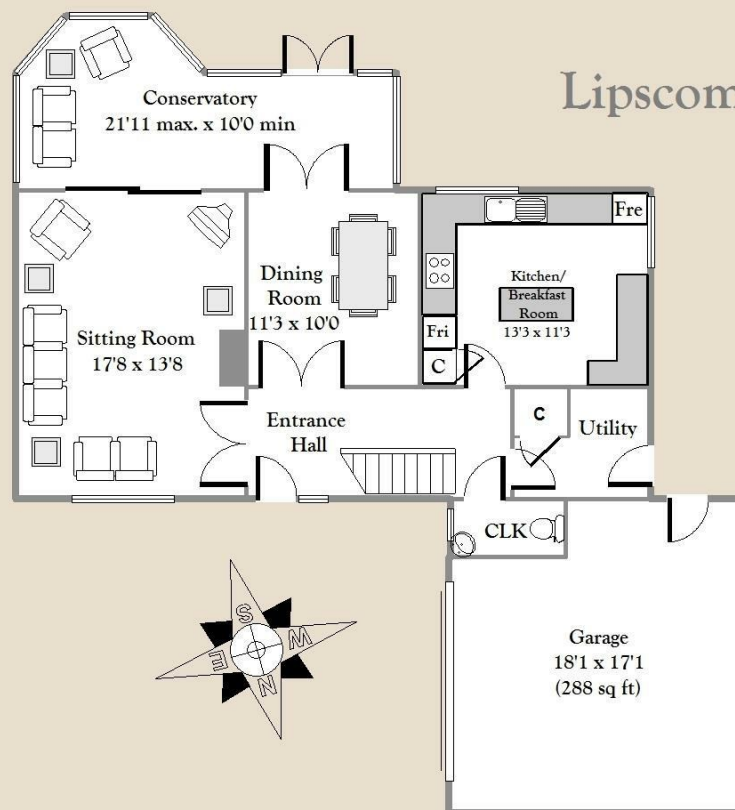
Viewing:
Strictly by confirmed appointment with **Hillier & Wilson**
01635 522044

Directions
From the Robin Hood roundabout follow signs to Hermitage on the B4009, after approximately 3.4 miles turn right onto Marlston Road and take the next right onto Lipscombe Close then the first left and the property can be found after a short distance on the right,





Lipscomb Close, Hermitage.



APPROX. GROSS INTERNAL FLOOR AREA 1526 sq. ft
(Excluding Garage)
For identification only - Not to scale

Bartholomew House, 64 Bartholomew Street, Newbury, Berkshire, RG14 7BE
Tel: 01635 522044

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.

