



STOWE HOUSE NEWBURY ROAD HERMITAGE RG18 9TB

- Thatcham town and mainline station and Newbury town and mainline station within easy reach
- Good road links to M4 and A34

Desirable village in an Area of Outstanding Natural Beauty
· good road links · covered porch · hallway · sitting room · large kitchen/dining/family room · utility room · cloakroom · principal bedroom with en suite · guest bedroom with en suite · 2 further double bedrooms · family bathroom · integral garage · private gravel driveway · lovely gardens · some NHBC Building Warranty still remaining · Energy Rating B

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

The covered porch and front door open to a generous hallway with access to the sitting room on the left side which benefits from fireplace and patio doors giving access to the rear, to the right side there is access to what used to be the garage now partially converted to a useful playroom, an area of garage can still be accessed from the front of the property providing useful storage. From the entrance hall double doors open to a stunning kitchen/dining/family room with bi-fold doors giving access and views over the rear garden. This room is a particular feature of the property with plenty of space for entertaining and for the family to gather.

AN IMPRESSIVE DETACHED FAMILY HOUSE BENEFITTING FROM 4 BEDROOMS, 2 WITH EN SUITES AND FANTASTIC KITCHEN/DINING/FAMILY ROOM WITH BI-FOLD DOORS, PRIVATE GRAVEL DRIVEWAY, GARAGE AND DELIGHTFUL GARDENS.



The kitchen is extremely high quality with impressive wall and base units and built-in appliances. The ground floor accommodation is completed with a useful utility with side access to the front and rear and a cloakroom. Upstairs the feeling of light, space and quality continues with a principal bedroom with double wardrobes and generous en suite and a guest bedroom with en suite, there are 2 further double bedrooms and a family bathroom.

OUTSIDE

The house is nicely set back from the road with a generous gravel driveway providing extensive parking and access to the garage. There is a side gate leading through to the rear garden. From the rear there is a large patio accessed from both the sitting room and kitchen/dining/family room, this leads to a level well-tended lawn and at the rear there is a barked play area and shrubbed terrace. The garden is fully enclosed and offers good privacy.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains electricity, water and drainage, central heating from energy efficient air source heat pump

Local Authority: West Berkshire Council – 01635 551111

Council Tax: Band F

Viewing: By prior appointment through the Newbury office 01635 263010

Directions: Please use post code RG18 9TB. On entering Hermitage from Newbury the property can be found on the left hand side.



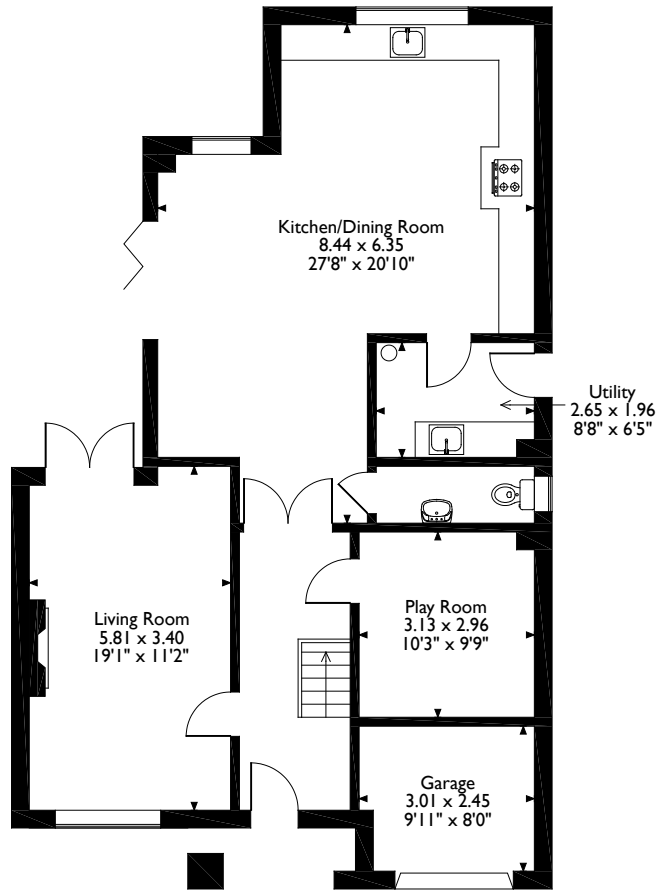
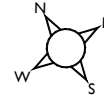
Stowe House, Newbury Road Hermitage, Thatcham, Berkshire

Approximate Gross Internal Area

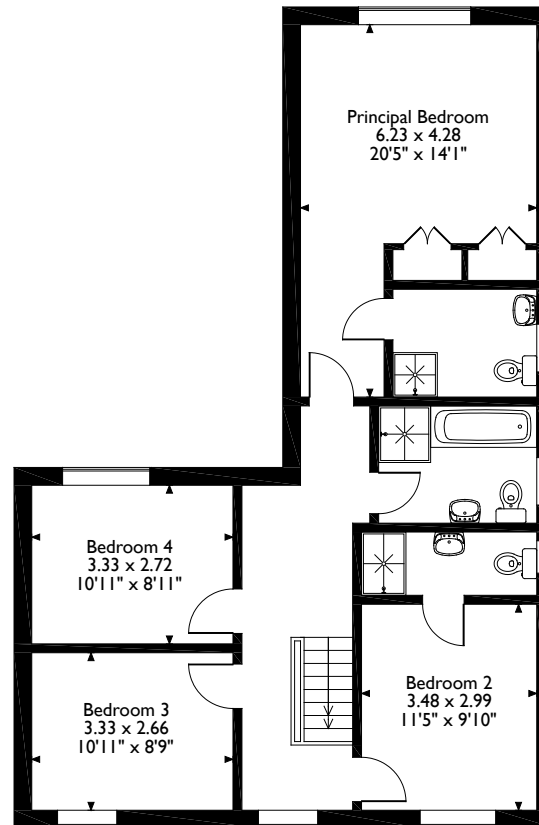
Main House = 165 Sq M/1776 Sq Ft

Garage = 7 Sq M/75 Sq Ft

Total = 172 Sq M/1851 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		93
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC

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Offices throughout the UK

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