



CRINOW

Guide price £750,000

Carter Jonas

CRINOW LONG LANE HERMITAGE RG18 9QR

- Newbury town and mainline station 3.5 miles
- Thatcham town and mainline station 4 miles
- M4 and A34 2 miles

Covered porch area · long entrance hall · sitting room with attractive bay window · 3/4 bedrooms · dining room with patio doors onto garden · kitchen with utility room · principal bedroom with ensuite · ground floor family shower room · detached garage and workshop · plenty of parking · large well-tended garden · double glazing · Energy Rating E

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 miles away at Chieveley.

DESCRIPTION

A very well presented and spacious detached home, the long entrance hall gives access to all principal accommodation. With a comfortable sitting room with attractive bay window to the front and 2 double bedrooms on the left side with a useful dining room/4th bedroom at the rear with patio doors giving access and views over the impressive rear garden. The property also offers a good kitchen with large utility room and a ground floor shower room. Upstairs there is a principal bedroom with ensuite bathroom and useful loft space.

A SPACIOUS AND WELL-PRESENTED DETACHED CHALET STYLE BUNGALOW WITH IMPRESSIVE GARDENS AND DETACHED GARAGE AND PLENTY OF PARKING. THE PROPERTY BENEFITS FROM UP TO 4 BEDROOMS INCLUDING A PRINCIPAL BEDROOM WITH ENSUITE AND A KITCHEN WITH LARGE UTILITY ROOM. WELL LOCATED IN THIS SOUGHT AFTER VILLAGE.



OUTSIDE

The large gardens are a particular feature, with an extensive gravel frontage and shrubbed borders with plenty of parking and access to the garage and workshop. The rear garden is delightful with a brick patio leading to generous level lawns, stepping stone pathway and a useful planting area behind the garage. There are attractive shrubbed borders and a useful wood store at the rear, a lovely garden with something for all the family to enjoy.

ADDITIONAL INFORMATION

Tenure: Freehold

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

Local Authority: West Berkshire Council - 01635 551111

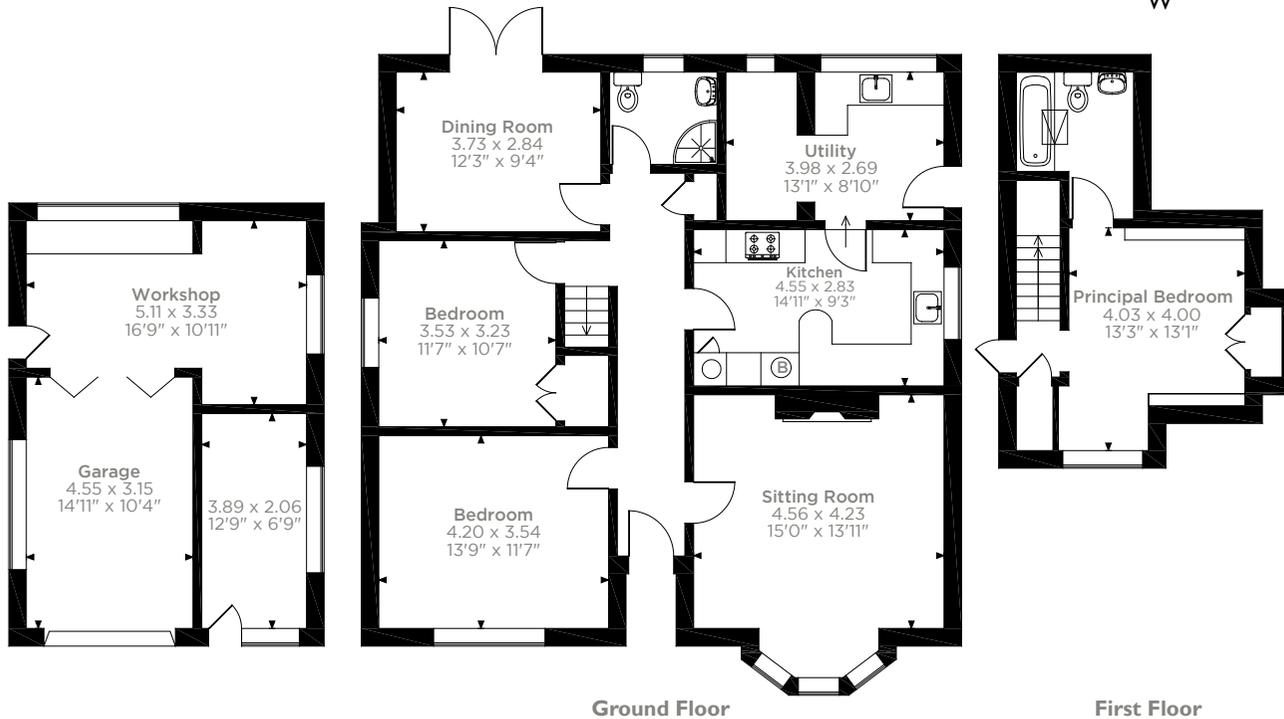
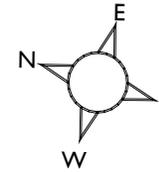
Council Tax: Band E

Viewing: By prior appointment through the Newbury office 01635 263010

Directions: Please use post code RG18 9QR



Crinow, Long Lane, Thatcham
 Approximate Gross Internal Area
 Main House = 123 Sq M/1324 Sq Ft
 Garage = 38 Sq M/409 Sq Ft
 Total = 161 Sq M/1733 Sq Ft



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 | | |
| 69-80 | C | | 77 C |
| 55-68 | D | | |
| 39-54 | E | 52 E | |
| 21-38 | F | | |
| 1-20 | G | | |

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Offices throughout the UK



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