



IVY COTTAGE
£775,000

Carter Jonas

IVY COTTAGE CHAPEL LANE HERMITAGE RG18 9RP

- Newbury town centre 5.5 miles
- Newbury mainline station with trains to London Paddington in less than one hour 6.5 miles
- M4 (junction 13) and A34 3 miles

Entrance hall · cloakroom · sitting room · kitchen/breakfast room · dining room · family room · boiler room · landing · principal bedroom with ensuite shower room · 3 further double bedrooms · family bathroom · private parking · lovely garden of approximately 0.25 acres · Energy Rating E

SITUATION

Ivy Cottage is tucked away in a very private location in an area of Hermitage known as Little Hungerford. This part of the village is an attractive collection of small lanes containing a number of individual properties. Ivy cottage is very secluded as it is surrounded by its own established garden, yet it is within easy access to the centre of the village. Hermitage is a popular village northeast 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.

DESCRIPTION

Ivy Cottage is attractive period property that has been a lovely home for the present vendor for number of years. The property is approached through a small gate beyond which is a winding path, through the lovely garden, to the front door.

SITUATED IN A LOVELY PRIVATE AND SECLUDED LOCATION, SURROUNDED BY A BEAUTIFUL ESTABLISHED GARDEN, AN ATTRACTIVE DETACHED PERIOD COTTAGE LOCATED IN THIS SORT AFTER VILLAGE AND WITHIN THE DOWNS SCHOOL CATCHMENT.



The ground floor offers an entrance hall, a cloakroom, a good-sized kitchen/breakfast room with ample space for a large table, a triple aspect sitting room with doors leading to the garden, a separate dining room, and a family room, which has a bay window and French doors to the garden.

Upstairs there is a long landing, a principal bedroom with ensuite shower room and built-in wardrobes, three further double bedrooms and the family bathroom.

OUTSIDE

The property is approached via an area of private land offering off road parking but there's also potential in this area to create a drive beyond which a garage could be constructed. The garden surrounds the house on all sides. Mature trees and shrubs making it very private. The present vendor has created areas of lawn which are interspersed by well stocked beds and borders, together with two small ornamental ponds. Directly behind the property there is a paved patio providing an outdoor entertaining area with brick-built barbecue. In all the total plot measures 0.25 acres.

ADDITIONAL INFORMATION

Tenure: Freehold

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

Local Authority: West Berkshire Council – 01635 551111

Council Tax: Band D

Viewing: By prior appointment through the Newbury office 01635 263010

Directions: Please use post code RG18 9RP



Ivy Cottage, Chapel Lane Hermitage, Thatcham
Approximate Gross Internal Area
143 Sq M/1539 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 | | 88 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | 53 E | |
| 21-38 | F | | |
| 1-20 | G | | |

Newbury 01635 263000

newbury@carterjonas.co.uk

51 Northbrook Street, Newbury, RG14 1DT

carterjonas.co.uk

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