



**FOXHOLES**

Guide Price £675,000

**Carter Jonas**

## **FOXHOLES LONG LANE HERMITAGE RG18 9QR**

- Newbury town and mainline station (Paddington) 4 miles
- Thatcham town and mainline station 4 miles
- M4 and A34 2 miles

Large entrance hall · cloakroom · living room · 4 bedrooms · double glazed conservatory · kitchen · family bathroom · first floor accommodation with bedroom and excellent loft rooms · 30ft detached garage · plenty of parking · large well-tended gardens · triple glazing · solar panels with battery storage and EV point · Energy Rating C

### **SITUATION**

The property offers a good location situated on this attractive and 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**

The long entrance hall gives access to all principal accommodation with a comfortable living room which leads to a good quality conservatory with views and access onto the rear garden. The property also offers a useful cloakroom and fitted kitchen with access to outside. There are 3 comfortable bedrooms to the ground floor offering flexible and spacious accommodation and stairs lead to a first floor fourth bedroom and loft store. The property offers some expensive improvements including an air source heating system and offers good potential for further extending due to the sizable plot.

**A SPACIOUS AND ATTRACTIVE DETACHED CHALET STYLE BUNGALOW WITH IMPRESSIVE GARDENS OF 0.19 OF AN ACRE, DETACHED GARAGE AND PLENTY OF PARKING. THE PROPERTY BENEFITS FROM 2 RECEPTION ROOMS, KITCHEN AND 4 COMFORTABLE DOUBLE BEDROOMS. WELL LOCATED IN THE SOUGHT AFTER VILLAGE OF HERMITAGE.**



## OUTSIDE

The large plot and gardens measuring 0.19 of an acre are a particular feature with plenty of parking via an extensive gravel frontage and access to the garage. The rear garden is delightful with a large patio leading to generous level lawns

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** Mains electricity, water and drainage, air source heat pump central heating, triple glazing. Solar panels with battery storage and EV point.

**Local Authority:** West Berkshire Council - 01635 551111

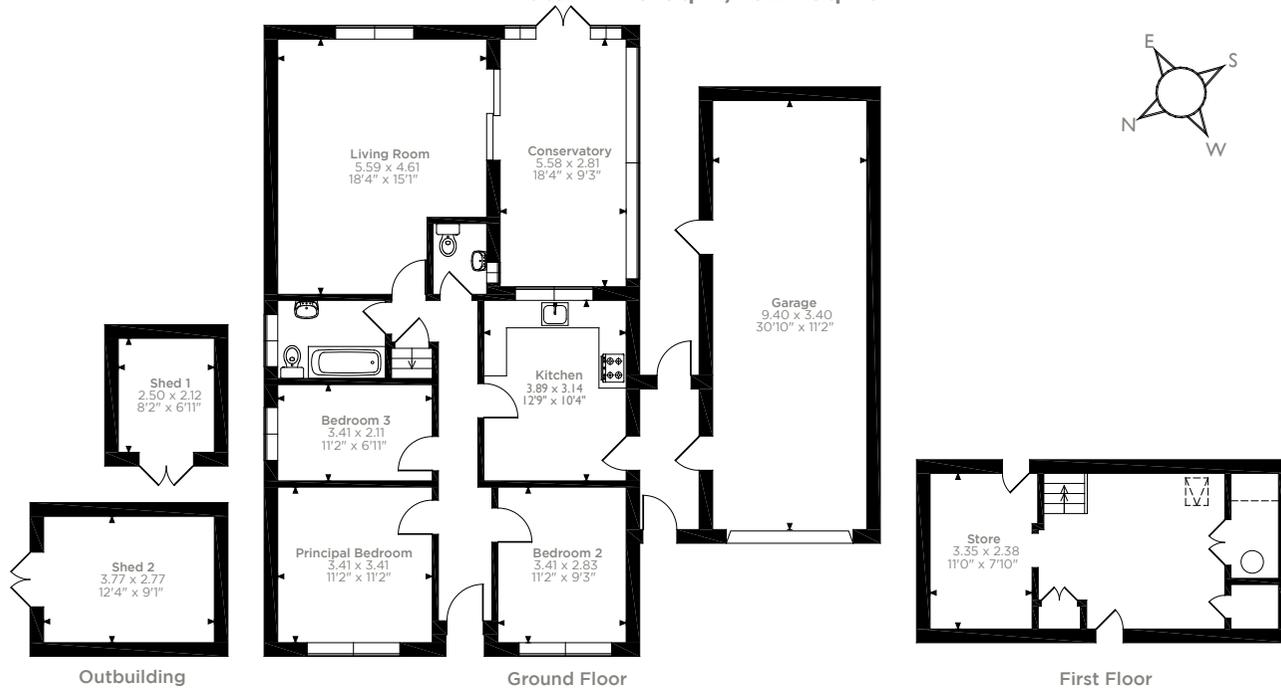
**Council Tax:** Band D

**Viewing:** By prior appointment through the Newbury office 01635 263010

**Directions:** Please use postcode RG18 9QR



Foxholes, Long Lane, Hermitage, Thatcham  
 Approximate Gross Internal Area  
 Main House = 132 Sq M/1421 Sq Ft  
 Garage = 32 Sq M/344 Sq Ft  
 Outbuildings = 15 Sq M/162 Sq Ft  
 Total = 179 Sq M/1927 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		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Offices throughout the UK



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