



**THE DELL**

Guide Price £725,000

**Carter Jonas**

## **THE DELL HIGH STREET HERMITAGE RG18 9ST**

- Newbury town and mainline station 5 miles  
- M4 (J13) and A34 2 miles

Entrance hall · cloakroom · sitting room with open fire  
· dining room · conservatory · modern well equipped  
kitchen · utility room · large integral garage · 4 bedrooms  
including a principal suite with modern ensuite bathroom  
room · family bathroom · great location within the centre  
of the village · Energy Rating tbc

### **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 and within catchment for the prestigious Downs secondary 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**

This spacious and well presented detached family home offers wonderful light spacious accommodation and is well located within easy reach of the village facilities. The accommodation flows well with an entrance hall giving access to all principal accommodation. There are 2 comfortable living areas, with a sitting room to the front aspect which opens to the dining room, which in turn offers access to the conservatory and the modern well equipped fitted kitchen. This leads to a useful utility room and integral access to the garage. Both the conservatory and utility room provide access to the private rear gardens.

**A WELL-PRESENTED DETACHED FAMILY HOUSE LOCATED IN THIS HIGHLY DESIRABLE VILLAGE. BENEFITTING FROM EXTENSIVE ACCOMMODATION INCLUDING 2 GENEROUS LIVING AREAS, A MODERN KITCHEN, 4 COMFORTABLE BEDROOMS INCLUDING A PRINCIPAL ENSUITE, GARAGE AND WELL-KEPT PRIVATE GARDENS. WITHIN THE SOUGHT AFTER DOWNS SECONDARY SCHOOL CATCHMENT.**



Upstairs the feeling of light and space continues with 4 bedrooms including a generous principal suite with modern ensuite bathroom, there is also a modern family shower room in classic white.

### **OUTSIDE**

The property has a driveway with private off road parking and access to the large garage and side access to the garden. The generous rear garden is a particular feature, south facing with a patio leading from the house to a well tended, large, level lawn surrounded by attractive shrubs, trees and high hedging offering excellent privacy.

## **ADDITIONAL INFORMATION**

**Tenure:** Freehold

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

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

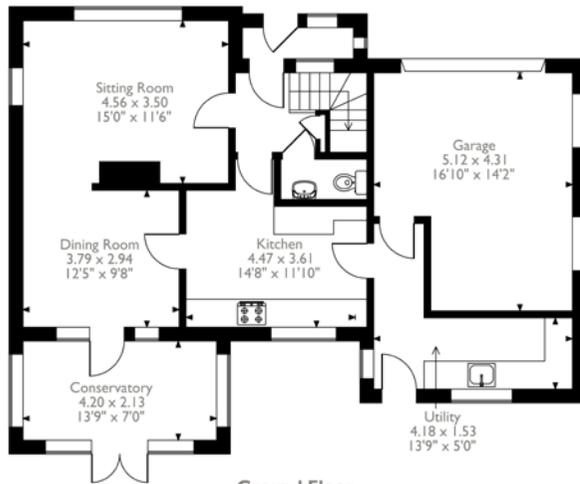
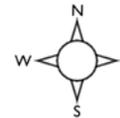
**Council Tax:** Band F

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

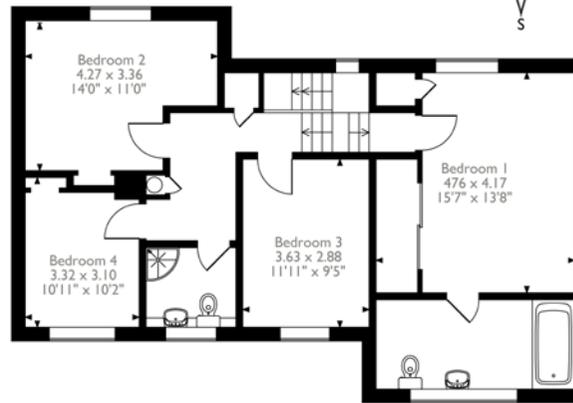
**Directions:** Please use postcode RG18 9ST



The Dell, High Street, Hermitage, Thatcham  
 Approximate Gross Internal Area  
 165 Sq M/1776 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.



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