

HILLIER & WILSON



Hermitage Green  
Hermitage



# Hermitage Green, Hermitage, Berkshire, RG18 9SL

An impressive, beautifully presented five bedroom family house located in the popular village of Hermitage. The property was built in 2007 by Banner Homes and benefits from gas central heating, uPVC double glazing, cat 5 cabling, off road driveway parking and double garage. The ground floor comprises entrance hall, cloakroom, family room, study, sitting room with French doors to the garden, kitchen/breakfast room with granite work surfaces and integrated appliances, and utility room. Upstairs, there is a large galleried landing space with double doors onto a balcony, a modern family bathroom and five double bedrooms - two of which have en-suite shower rooms and three with built-in wardrobes plus an additional walk-in wardrobe to the master bedroom. Externally, the property has a private, well-established south/westerly facing rear garden which backs onto fields; whilst to the front of the house is a further, low maintenance garden area, the driveway and integral double garage. Hermitage is a popular village approximately five miles north east of Newbury with good local amenities including a shop/post office, village hall and well-regarded primary school. The Downs School currently holds an 'outstanding' Ofsted rating and there are other sought-after private schools in the area including the renowned Downe House and Brockhurst & Marlston. Road links are excellent with nearby access to the A34 and M4 at Junction 13 and there are regular direct rail links to London Paddington from both Thatcham and Newbury. NO ONWARD CHAIN

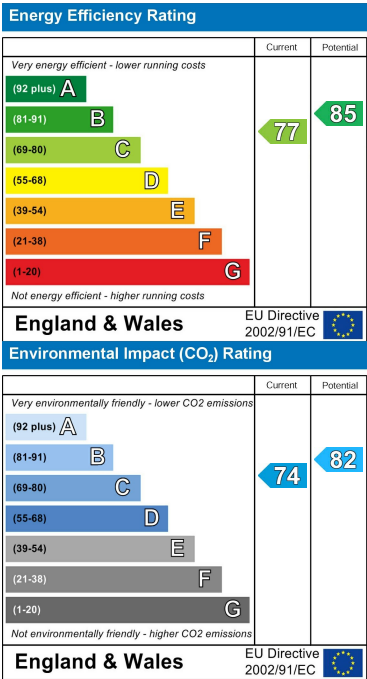
**Services:**  
Mains services are connected.  
(Service Charge Applies)

**EPC:**  
Full results of Energy Performance Certificate can be sent on request.

**Council Tax:**  
Band G

**Viewing:**  
Strictly by confirmed appointment with **Hillier & Wilson**  
**01635 522044**

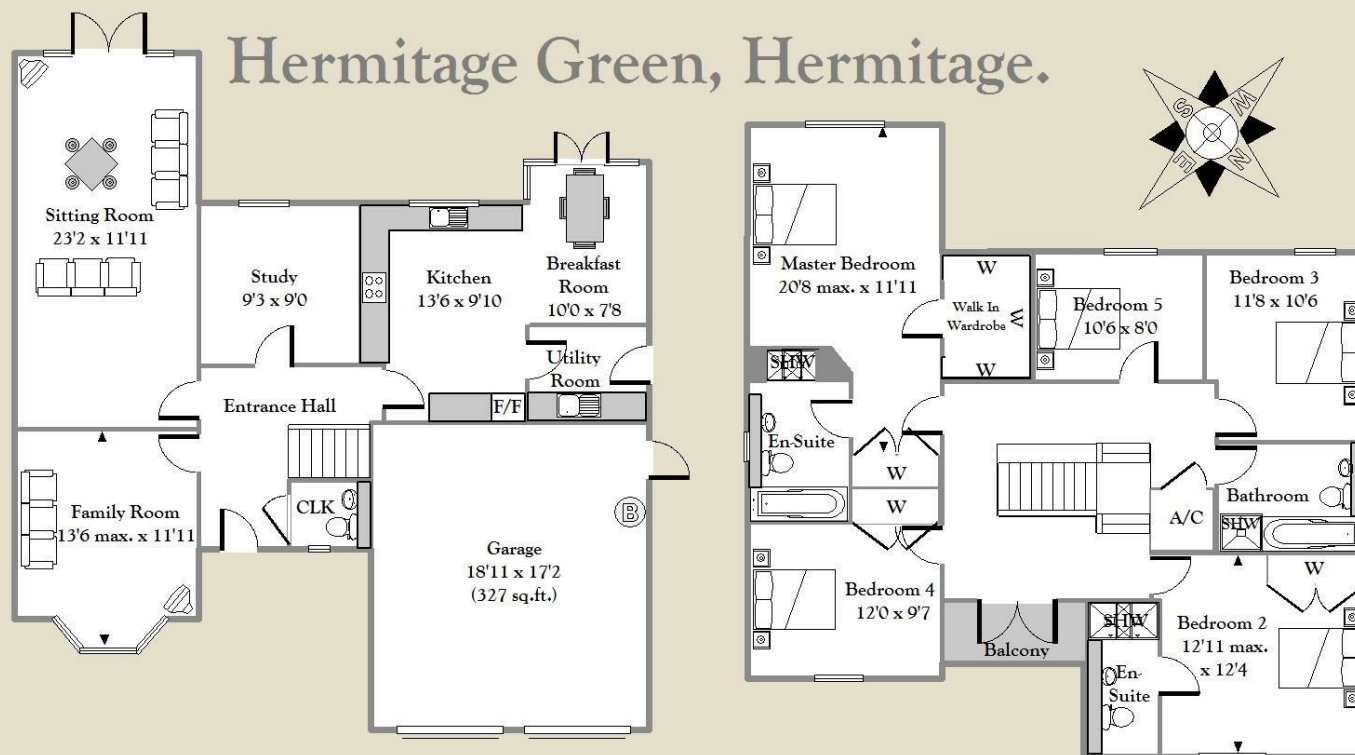
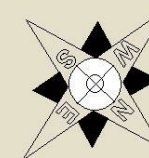
**Directions**  
From Newbury take the B4009 towards Hermitage. Proceed along Long Lane through Curridge village until you reach the mini roundabout where you turn right into Station Road, at the end of the lane turn right into the development. Continue clockwise around the children's play area and the property is ahead of you on your left.







# Hermitage Green, Hermitage.



APPROX GROSS INTERNAL FLOOR AREA 2462 sq. ft (Including Garage) (Excluding Balcony)  
For identification only - Not to scale - Hillier & Wilson Ltd

Bartholomew House, 64 Bartholomew Street, Newbury, Berkshire, RG14 7BE  
Tel: 01635 522044

Hillier & Wilson wish to inform prospective purchasers that we have listed the details of this property as a general guide and in good faith. We have not carried out a detailed survey nor tested the services, appliances or specific fittings. Any reference to alterations does not mean that any planning permission, building regulation or other consent has been obtained. Investigations must be made by buyer's solicitor. Room sizes should not be relied upon for carpets and furnishings. Fixtures & fittings are excluded from the property unless stated in the sales particulars.



