



DOWNER & CO

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69 Hermitage Green
Hermitage RG18 9SL

£499,950



Spacious Four Double Bedroom Home

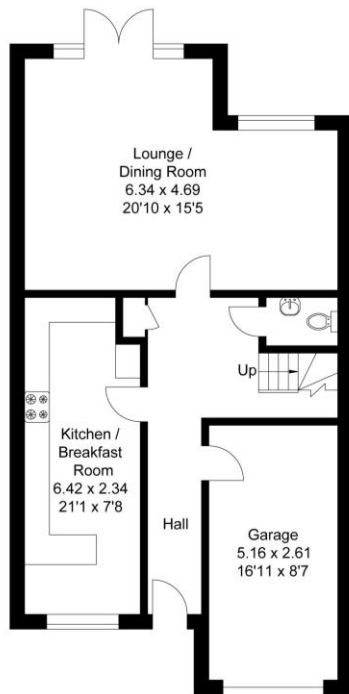
Features.

- Village location
- Downs Secondary School catchment
- Small modern development
- Four double bedrooms
- Master en-suite
- Spacious living accommodation
- Downstairs cloakroom
- South facing garden
- Garage & driveway for two vehicles
- NO ONWARD CHAIN

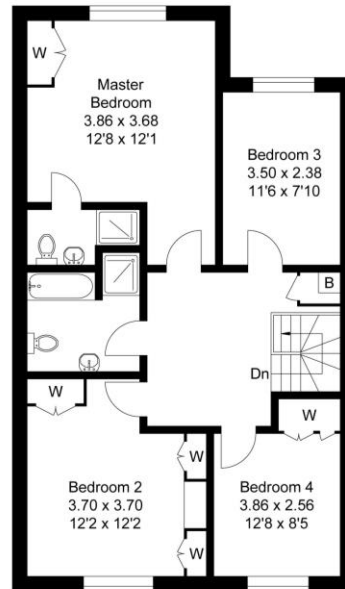




Approximate Gross Internal Area
 137.90 sqm / 1484.34 sqft
 (Includes Garage)
 Garage Area 13.47 sqm / 144.98 sqft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

Description.

A spacious four double bedroom home on this small modern development on the outskirts of the village. The home offering No Onward Chain is located in this very popular village offering very good amenities and falls into the Downs Secondary School catchment.

The accommodation includes entrance hall, cloakroom, spacious living/dining room, kitchen/breakfast room, master bedroom en-suite, three further double bedrooms, family bathroom, south facing and low maintenance rear garden, garage and driveway for two vehicles.

Location.

The village of Hermitage offers superb local amenities including newly opened Co-op, further local stores/post office, two public houses and a primary school. It also falls within The Downs Secondary School catchment with free bus service and is surrounded by beautiful rolling countryside offering superb walks including along the old railway line to the nearby village of Hampstead Norreys. Junction 13 of the M4/A34 is a couple of miles away providing excellent access for major transport routes.

The near-by pretty market town of Newbury offers a wide range of shopping facilities including a twice weekly local market, pedestrianised high street with local and national retail stores and major grocery outlets. There is a variety of cafes, restaurants and bars, a multi-screen cinema and the historic Corn Exchange theatre. There is a major rail station with direct links to London Paddington and the West Country.

Management Charge - There is a yearly management charge of approximately £240 to cover the maintenance and grass cutting of the development.



EPC: C

COUNCIL TAX BAND: F

TENURE: FREEHOLD

For more information on this house or to arrange a viewing please call the office on:

01635 523777

Alternatively, visit our website below to view all of the details of this property online.

www.downer.co.uk

Important Notice

PROPERTY MISDESCRIPTIONS ACT 1991

The information in this document is indicative and is intended to act as a guide only. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Property Misdescriptions Act 1991. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. We would like to point out that all photographs are taken with a wide angle lens and any fitted appliances have not been tested.

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