



Kimberley Cottage, Hermitage RG18 9RS  
Price: £385,000



**Features.**

-  1
-  2
-  1

**Description.**

A very cute and beautifully presented two double bedroom semi-detached house in this sort after village north of Newbury. The house has been completely modified by the current vendors to a very high standard including a new roof whilst still retaining lots of character including exposed beams and a wood burner and offers a delightful 120ft approx rear garden with private patio area and external hot water tap.

The accommodation includes stable style front door into entrance porch, living room, refitted kitchen/dining room, rear lobby, utility/cloakroom, two double bedrooms, smart shower room, lovely long garden with shed and driveway for two cars.



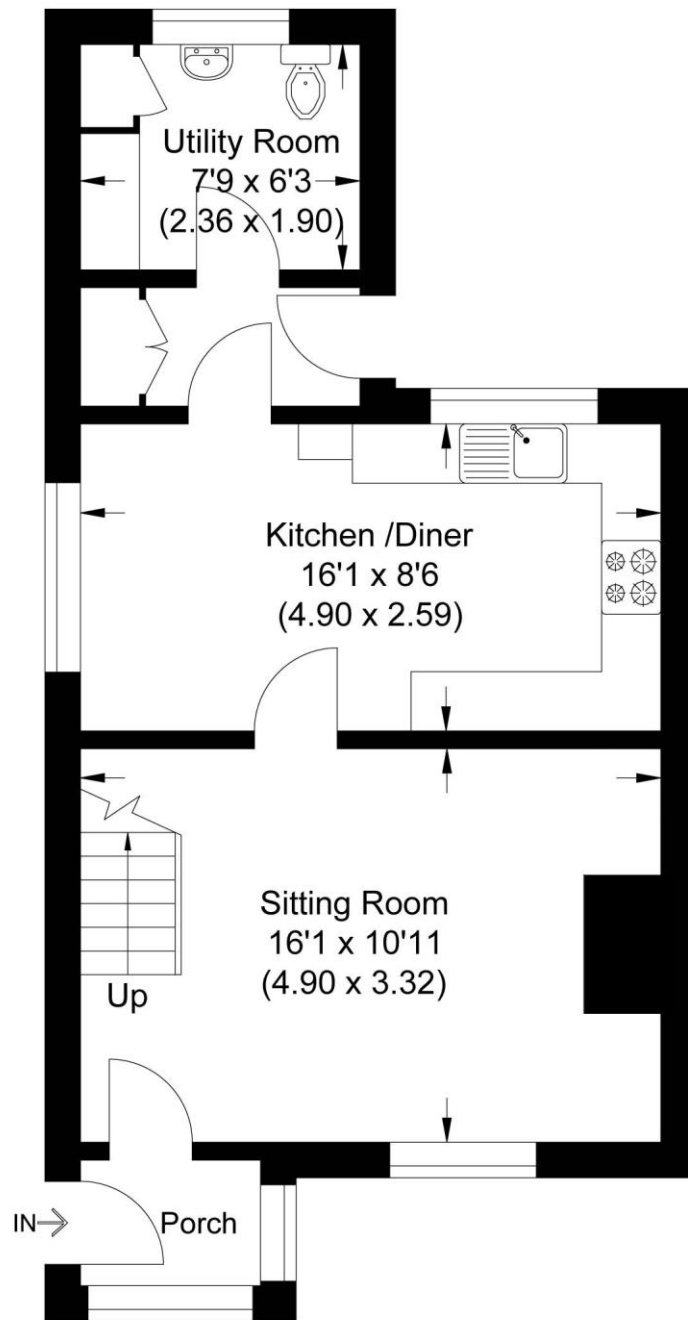


## Location.

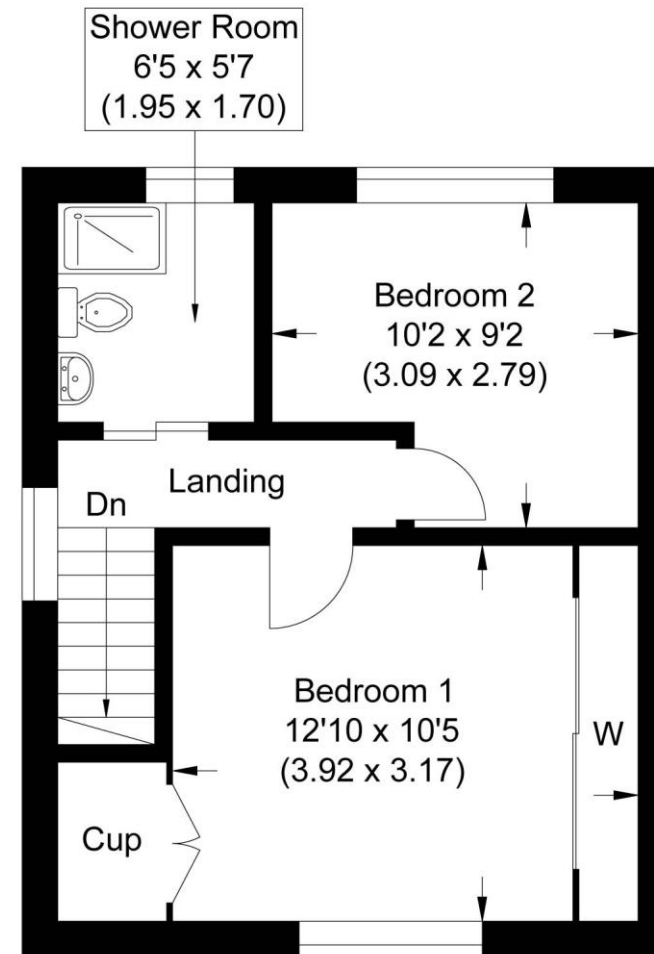
Hermitage is a village approx. 5 miles due North of Newbury. Along with its primary school and Down's Secondary School catchment it has its own shop/post office, large village stores and two public houses. It is within easy reach of the M4 motorway at Jct. 13 and is surrounded by beautiful rolling countryside ideal for walks and other country pursuits including along the old railway line to the village of Hampstead Norreys.



Approximate Gross Internal Area  
68.78 sq m / 740.34 sq ft



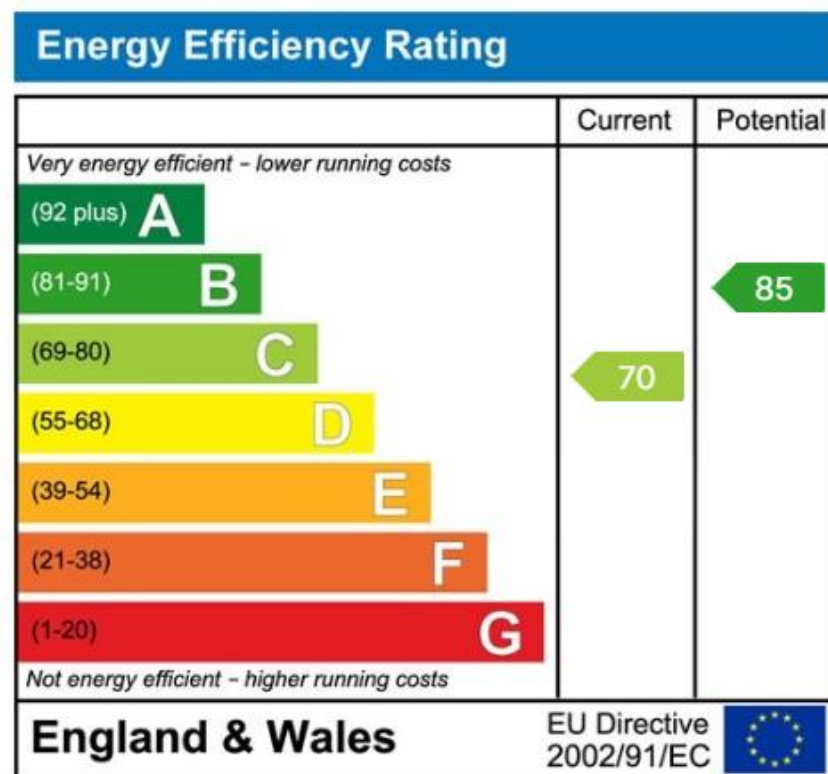
Ground Floor



First Floor

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





### 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.

**EPC: C**

**COUNCIL TAX BAND: D**  
**2024/25 £2,360.67.**

**TENURE: FREEHOLD**

For more information on this property or to arrange a viewing please call the office.

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