

Price £675,000



Briar Bank Chapel Lane, Hermitage  
Berkshire RG18 9RP





# BRIAR BANK CHAPEL LANE, HERMITAGE

## Berkshire RG18 9RP

Extremely spacious chalet bungalow within a large plot of approximately a quarter of an acre in a very quiet location in the lanes of Hermitage. The property has been extended to produce two very large bedrooms on the first floor both with en-suites and dressing rooms. There is a further bedroom with en-suite on the ground floor making this a very versatile property. It would be possible to further modify the house to produce more bedrooms quite simply subject to the usual permissions and regulations. The accommodation consists of wide entrance hall, kitchen/breakfast room, dining room, living room, cloakroom, utility room with door to garage, bedroom with Jack & Jill en-suite on the ground floor, and two large bedrooms with en-suites to the first floor in addition to the study. Benefits include upvc double glazing, built-in appliances, single garage, large shed, stair lift, driveway parking for several vehicles and NO ONWARD CHAIN.

### LOCATION

Hermitage is a village approx 5 miles due North of Newbury. Along with its primary school and Downs secondary school catchment it has its own shop/post office, and public house. 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.

### ACCOMMODATION

#### Ground floor

Through front door to spacious entrance hall. On the left is the dining room with dual aspect windows. There is a further door into the kitchen/breakfast room. Next off the hallway from the front door is a bedroom at the front of the house with sliding door to a Jack & Jill en-suite bathroom. The living room is to the rear of the property and provides lovely views of the garden. A sliding door from the living room opens to the patio and garden. The kitchen/breakfast room has built-in appliances and window to the rear. There is a door through to the utility room where there is a cloakroom and door to the garage. In the garage is a ramp leading up to the door into the house and an automatic roller door to the front of the property.

#### First floor

The enormous master bedroom is front-to-back with windows to front and Velux windows to the rear overlooking the garden. The master bedroom also has the convenience of a dressing room and en-suite. The second bedroom at the other end of the house is also extremely large with dual aspect windows to the front and Velux windows to the rear. It also has a dressing room and en-suite. Finally, completing the first floor accommodation is a study with Velux windows overlooking the garden.

### OUTSIDE

#### Rear garden

The garden faces north and is approximately 180 ft in length. There is a large shed and patio adjacent to the rear of the property. There is also a path leading to the front of the house. The garden is predominantly laid to lawn with mature shrubs and hedges to the borders. It is very private and has been extremely well maintained over the years.

#### Front of property

Paved driveway providing parking for several cars with the remainder laid to lawn. A small picket fence encloses the front garden.

### SERVICES & COUNCIL TAX

Oil, electricity, mains drainage and water are connected to the property. The property is in Band E. Current charge for 2018-2019 is: £2,155.65. Telephone West Berkshire Council on: 01635 42400.

### DIRECTIONS

From Downer & Co.'s offices in Cheap Street continue northbound on the A339. At the Robin Hood roundabout follow signs on the B4009 to Hermitage. On entering the village of Hermitage continue past the post office on the left and after 0.4 miles turn right into Chapel Lane. Briar Bank can be found approximately 300 yards on the left hand side.

### PROPERTY MISDESCRIPTIONS ACT 1991

The information in this document is indicative and is intended to act as a guide only to the finished product. Due to the time at which this document was produced, the finished product may vary from the information provided. 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.

### VIEWINGS

Strictly by prior appointment through Downer & Co.'s Newbury office on: 01635 523777.



Energy Performance Certificate

HM Government

Briar Bank, Chapel Lane, Hermitage, THATCHAM, RG18 9RP

Dwelling type: Detached bungalow

Reference number: 8078-7224-5560-7757-1906

Date of assessment: 03 April 2018

Type of assessment: RdSAP, existing dwelling

Date of certificate: 03 April 2018

Total floor area: 245 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:

£ 3,492

Over 3 years you could save

£ 675

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 579 over 3 years	£ 330 over 3 years	<div>You could save £ 675 over 3 years</div>
Heating	£ 2,514 over 3 years	£ 2,259 over 3 years	
Hot Water	£ 399 over 3 years	£ 228 over 3 years	
Totals	£ 3,492	£ 2,817	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs

(92 plus) A

(81-91) B

(69-80) C

(55-68) D

(39-54) E

(21-38) F

(1-20) G

Not energy efficient - higher running costs

Current

Potential

66

77

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 108
2 Low energy lighting for all fixed outlets	£120	£ 213
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 231

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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## Briar Bank

Approximate Gross Internal Area  
249.3 sq m / 2683 sq ft  
(Including Garage)

Illustration for identification purposes only. Not to scale  
Ref: 209995

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