



Ald Reekie Hampstead Norreys Road Hermitage Berkshire RG18 9RS

# **Auld Reekie Hampstead Norreys Road Hermitage Berkshire RG18 9RS**

**Price Guide £675,000 Freehold**

A stunning and well-designed double-fronted detached home in the much sought-after village of Hermitage. The present owners have lived in the property for over forty years, have enlarged the ground floor, and have purchased a sizeable amount of land to the rear boasting a fabulous garden which has to be viewed to appreciate such an idyllic setting. Comprising Hall Two front Reception rooms with open fireplaces, Dining Room and Kitchen to the rear, Fabulous 20' Sun Room with Cloakroom Utility and Boot Room to its side. The first floor offers Three Double Bedrooms Family Bathroom and an En Suite Shower Room to the Master Bedroom. Outside there is a Detached Garage with driveway parking for several vehicles and the Gardens have an abundance of Workshops, Sheds and a Greenhouse. The plot totals approximately 0.25 acre. Gas central Heating and Double Glazing

**Offered with Chain Complete.**

## **Directions:**

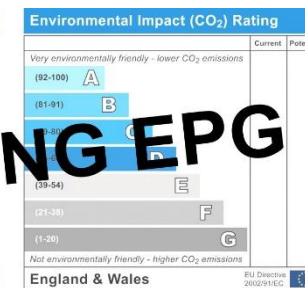
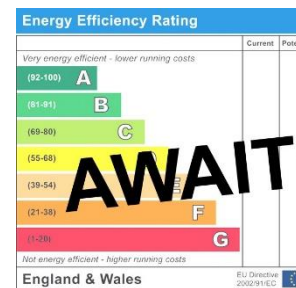
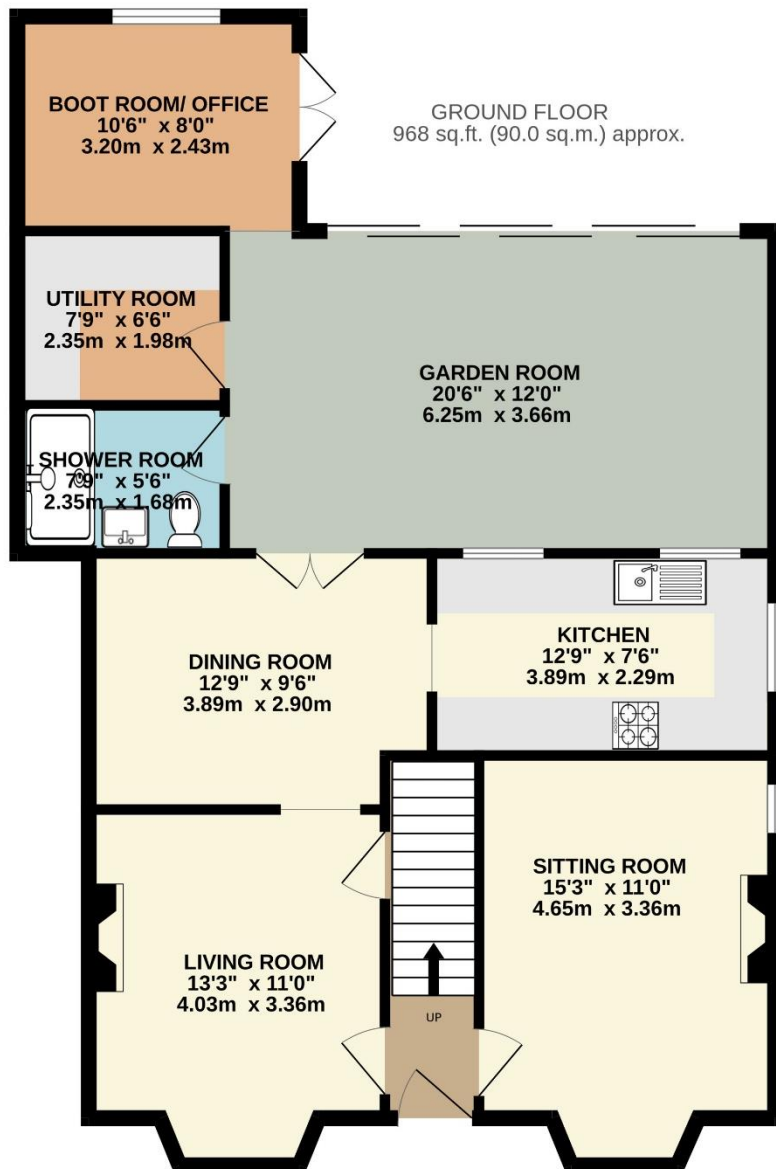
Upon reaching the village from Newbury proceed past the White Horse Inn around the bends continuing onto the High Street. Pass the village post office and the Fox Inn leading onto the Hampstead Norreys Road. The property will be found on the right hand side before the village school.



**Council Tax Band: F £3098.97 pa**

**Nearest Bus stop: Hampstead Norreys Road 0.3 km**

**Nearest Train station Thatcham 7.4 km Newbury 7.8 km**



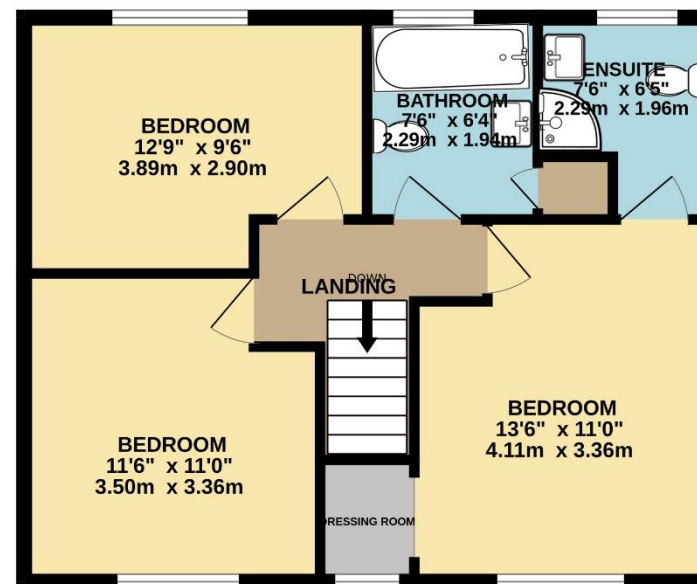
**AWAITING EPG**

**TOTAL FLOOR AREA : 1505 sq.ft. (139.8 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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**1ST FLOOR**  
537 sq.ft. (49.9 sq.m.) approx.



**NOTE: Halletts Estate Agents have NOT tested any of the appliances, services, fixtures or fittings and cannot verify the working order of such. We therefore, suggest that any prospective purchaser(s) test these for themselves and/or obtain written clarification from their solicitor/surveyor prior to signing any contract**

