



DOWNER & CO

TRUSTED SINCE 1988

Crinow, Long Lane, Hermitage RG18 9QR
Price: £625,000

Features.



Description. Three double bedroom detached chalet bungalow situated on a large plot measuring 0.28 acres in this popular village to the north of Newbury. Surrounded by open countryside the property is also within the Downs School catchment area, walking distance to the local primary school and The Bunk public house.

The accommodation comprises entrance hall, living room with working wood burner, kitchen/breakfast room, dining room with french doors opening to the rear garden, large utility room, shower room and two double bedrooms, the first floor has a further double bedroom with en-suite bathroom. Benefits also include a garage with workshop and additional storage space, large rear garden, driveway parking for many vehicles and oil fired central heating.



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, 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. Brockhurst and Marlston House private co-ed schools are a few minutes drive away as is the renowned Downe House girl's public boarding school in the nearby village of Cold Ash.





Approximate Gross Internal Area
123.0 sq m / 1323.96 sq ft
(Excludes Garage & Eaves)
Garage Area 38.0 sq m / 409.02 sq ft

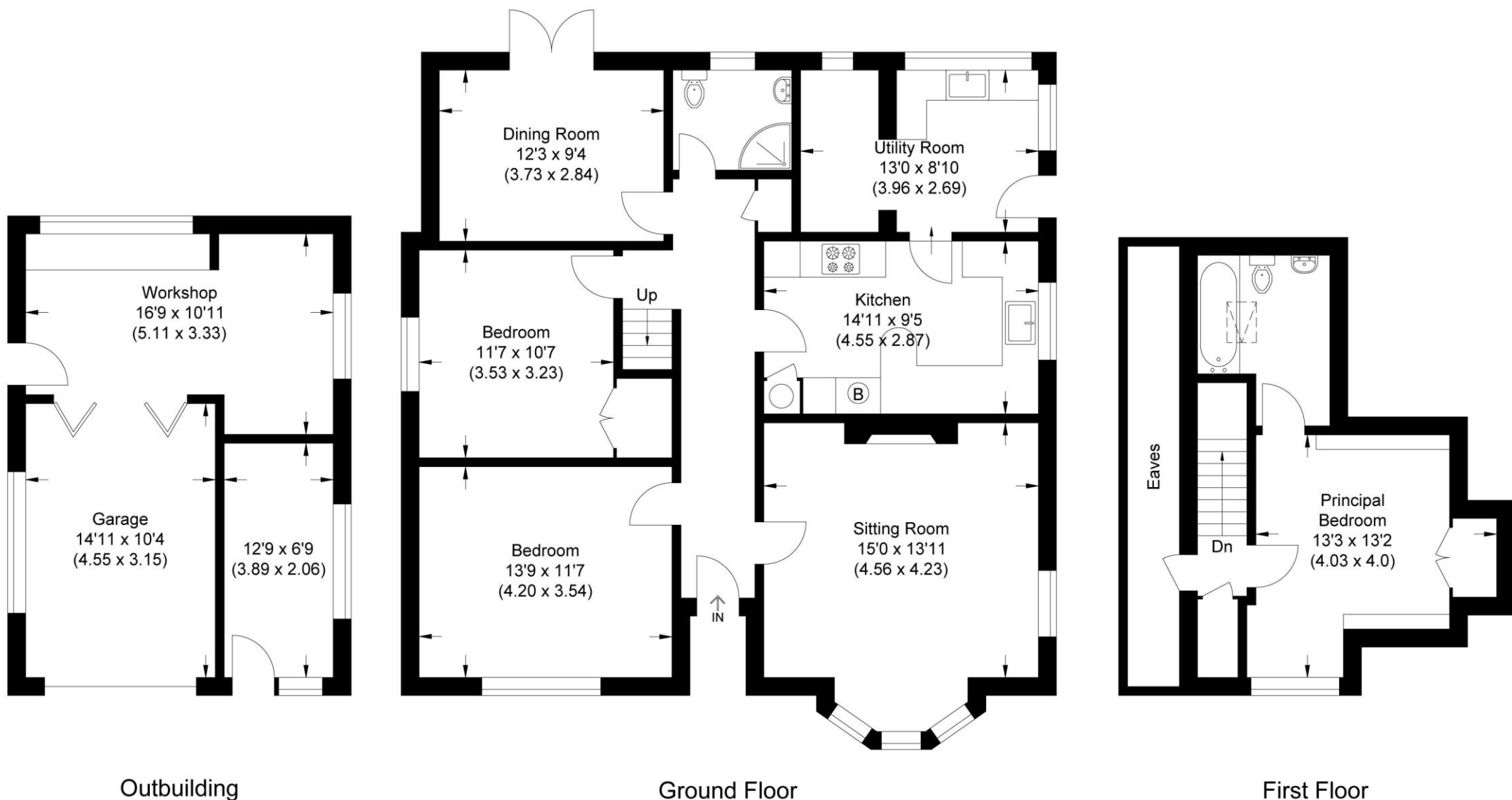


Illustration for identification purposes only, measurements are approximate, not to scale.



Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	

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: E

COUNCIL TAX BAND: E
2026/2027: £2,988.66.

TENURE: FREEHOLD

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

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

Downer & Co Estate Agents
44 Cheap Street
Newbury
Berkshire
RG14 5BX

01635 523777

www.downer.co.uk