



THORNTON HOUSE

HERMITAGE ♦ BERKSHIRE

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Newbury - 5 miles ♦ M4 Chieveley (Junction 13) - 1 mile
♦ Pangbourne on Thames - 9 miles ♦ Goring on Thames - 10 miles
(Distances approximate)

A beautifully presented bespoke family house offering spacious accommodation to the main house of 4/5 bedrooms and 3 bathrooms of superior quality with stylish fixtures and fittings throughout. There is a detached double garage with accommodation to ground and first floor comprising of living area and bedroom with ensuite. The accommodation plus garage totals approximately 3,803 sq ft. The property is set in beautifully landscaped gardens and grounds approaching half of an Acre.

- ♦ A Pretty Berkshire Rural Village With Excellent Road, Bus and Trian Links
- ♦ A Stunning Bespoke Family Residence Of Approximately 3,416 sq ft To Main House And Annexe And a Detached Garage Of 387 sq ft

- ♦ Galleried Reception Hall
- ♦ Dual Aspect Sitting Room
- ♦ Kitchen/Dining/Family Room
 - ♦ Study
 - ♦ Utility Room
 - ♦ Cloakroom

- ♦ Galleried Landing
- ♦ Main Bedroom Suite with Dressing Room And Ensuite Bathroom
 - ♦ Guest Bedroom Suite with Ensuite Shower Room
 - ♦ 2 Further Double Bedrooms
 - ♦ Bedroom 5/Study

- ♦ Double Garage

- ♦ Annexe with Reception Room, Bedroom and Ensuite

- ♦ Underfloor Heating Throughout the Property, Except The Annexe

- ♦ Set In Beautifully Landscaped Gardens And Grounds Of Approximately 0.47 of an Acre

- ♦ In All Extending To 3,803 sq ft



SITUATION

The village of Hermitage sits on the B4009, five miles north east of Newbury in the heart of the North Wessex Downs, an Area of Outstanding Natural Beauty. It is easily reached from the M4, A4 and A34. It has a population of around 2000 and approximately 800 dwellings.

Hermitage village is a civil parish incorporating a number of settlements: Hermitage village, Little Hungerford* and Wellhouse*. It is within the jurisdiction of Newbury district council and West Berkshire county council.

It has a Co-Op general store, a church and two public houses, The Fox and The White Horse of Hermitage.

The village has a primary school with pre-school which feeds into the Downs School, plus "Hillier" garden centre which boasts a fantastic restaurant.

Access to the M4, which links London to Bristol and South Wales, is within 1 mile and there is a bus service, direct to Newbury.

In the wider area there are excellent schools, including a range of private schooling, of particular note; Cranford House School, The Oratory Preparatory School, Moulsoford Preparatory School, St Andrews Preparatory School, St Gabriels, The Oratory School, Pangbourne College, Brockhurst & Marlston House, Downe House, Bradfield College, The Manor Preparatory School, Abingdon School, Abingdon Preparatory School, Radley College, and St Helen & St Katharine.





PROPERTY DESCRIPTION

Situated in a peaceful and idyllic location within this pretty rural village, an impressive bespoke family residence built to an exceptionally high standard with appealing red brick elevations and clay tiled roof. Entrance is under an open oak porch into a spacious hallway with cloakroom and staircase off. The living room enjoys dual aspect and has a Chesney wood burner with Templestone natural stone surround and French doors looking across the garden. The study/office sits at the front of the house and then the hall continues through the house, leading into the superb open plan kitchen, dining and family room. The hand painted kitchen designed by Mark Wilkinson has a large central island/breakfast bar with Silestone worktop with a full range of appliances including wine cooler and large central range oven. The flooring is porcelain from Mandarin Stone which runs through the entire space. Both the family and dining room have French doors leading onto the terrace, giving a wonderful connection to the outside and offering masses

of natural light. The family room has a gas fired Chesney fire. There is a large storage cupboard and in the far corner is a door to the utility room with back door access.

The oak staircase leads up the spacious galleried landing, with the main bedroom to the far end. With dual aspect views, the main room is generously proportioned, with triple built in wardrobes as well as a walk-in wardrobe. The ensuite has a stand-alone bath and separate shower. There is a second bedroom suite with 2 double wardrobes and ensuite shower and 2 further double bedrooms, plus single bedroom/study. The family bathroom has a bath and separate shower. There are 2 lofts to the property for additional storage.

Both floors feature underfloor heating and the quality of workmanship and stylish fixtures & fittings are evident throughout this stunning family home.







OUTSIDE

The house sits centrally in its plot and is found at the end of a secluded driveway. A gate takes you onto the private driveway, leading up to the detached double garage. The garage has 2 up and over doors with ample space for 2 cars as well as containing the boiler and water softener serving the house. On the side is a separate door leading into the annexe which to ground level has a shower room with cupboard containing the pressurised water cylinder, a reception room, currently used as a gym with stairs then taking you up to the double bedroom which has generous eaves storage.

The gardens are very private and wrap around the property, with a large front lawn with mature trees and planting bordering the property. There is outside lighting within a low brick border and the garden benefits from electric and water supplies. The garden continues round the back and a large porcelain terrace goes across the back and offers substantial seating areas to sit and enjoy outside dining and entertaining. A separate terrace is found behind the garage. The rear garden is beautifully planted, with mature trees and shrubs, including a beautiful Acer and Hydrangeas, interspersed within the lawn and planting to the borders, totally complementing the property.



Approximately Gross Internal Area of Main House, Annexe & Garage 3,803 sq ft - 353.3 sq m

House Ground Floor Area 1480 sq ft - 137 sq m

House First Floor Area 1442 sq ft - 134 sq m

Annexe Ground Floor Area 218 sq ft - 20 sq m

Annexe First Floor Area - 276 sq ft - 26 sq m

Garage Area 387 sq ft - 36 sq m



GENERAL INFORMATION

Services: Central heating and hot water from oil boiler. LPG for the hob and family room fireplace. Mains water and drainage are connected.

Underfloor heating to both floors

Heat recovery and central vacuum systems

Council Tax: G

Energy Performance Rating: C / 72

Postcode: RG18 9TG

Local Authority: West Berkshire District Council

Telephone: 01635 42400

VIEWING

Strictly by appointment through Warmingham & Co.

DIRECTIONS

As you enter Hermitage from the Newbury side, turn left at the mini roundabout onto Priors Court Road, then in about 50 metres, turn right down a private drive and Thornton House will be found at the end.

what3words:

///aviators.acuatic.airtime

DISCLAIMER

The agent has not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. If required, the client is advised to obtain verification. These particulars are issued on the understanding that all negotiations are conducted through Warmingham & Co. Whilst all due care is taken in the preparation of these particulars, no responsibility for their accuracy is accepted, nor do they form part of any offer or contract. Intending clients must satisfy themselves by inspection or otherwise as to their accuracy prior to signing a contract.



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