





1 Faville Oaks, Hampstead Norreys Road,
Hermitage RG18 9RZ
Price: £650,000

Features.

-  2
-  4
-  3

Description. Brilliantly located in the heart of the village, is this spacious four bedroom home with large west facing garden backing onto woods. Locally in the village are shops, a primary school, a church, garden centre, pubs, community village hall, and miles of footpaths through stunning countryside.

The spacious and well presented accommodation consists of entrance hall, kitchen/breakfast room, living/dining room, cloakroom, master bedroom with en-suite, second bedroom with en-suite, two further double bedrooms, and family bathroom. Outside there is a patio adjacent to the rear of the house and the garden is laid mainly to lawn. The property also sits within the outstanding Downs School Catchment. Benefits include utility cupboard in the hall with plumbing for a washing machine and space for a drier, upvc double glazing, gas-fired central heating and driveway parking.



Location.

Hermitage is a village approx. five miles due north of Newbury. Along with its primary school and Downs secondary school catchment it has its own shop/post office, newly opened 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.

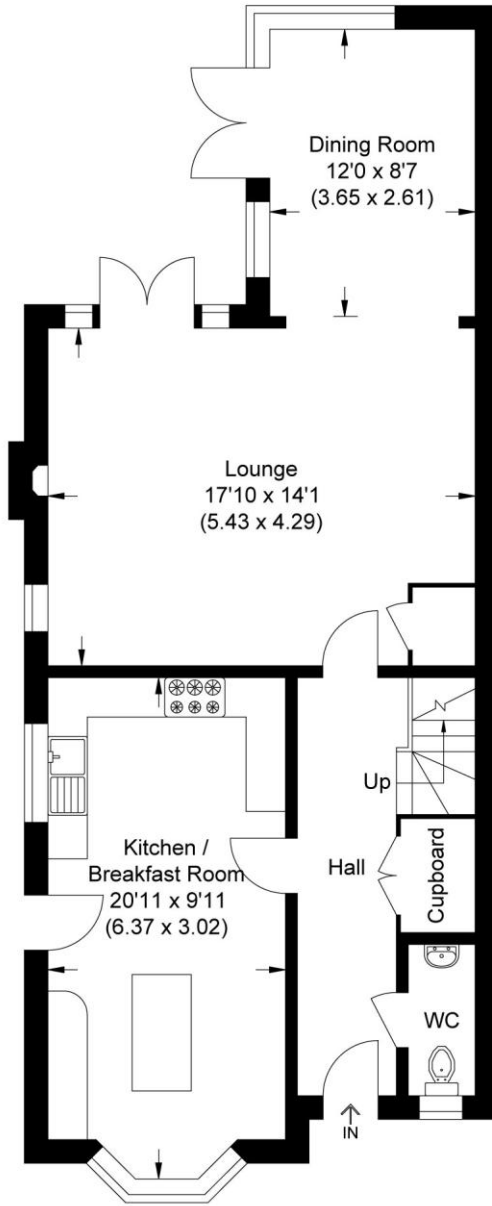


Approximate Gross Internal Area

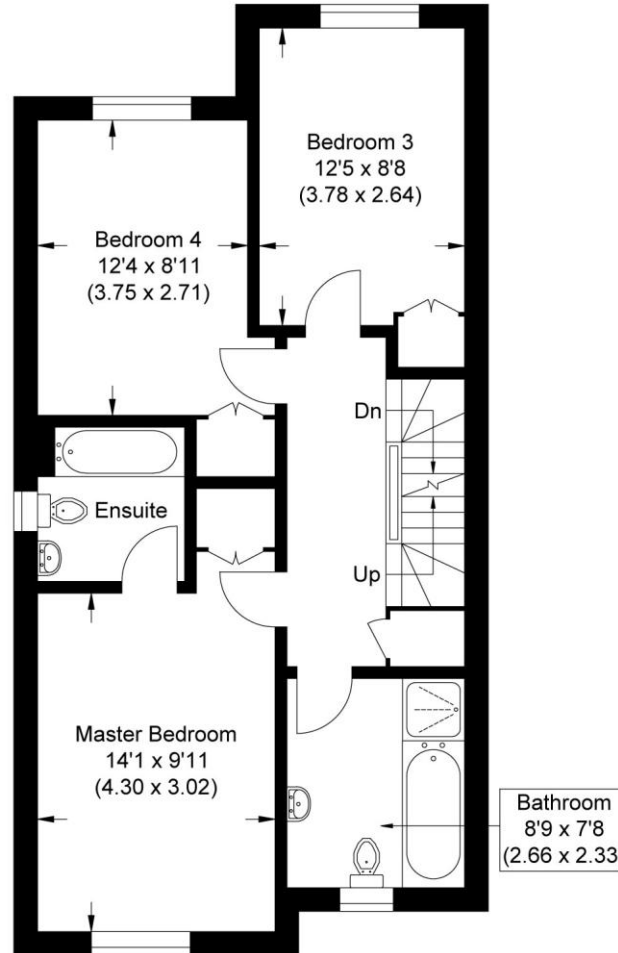
149.65 sq m / 1610.81 sq ft

(Excludes Loft Storage)

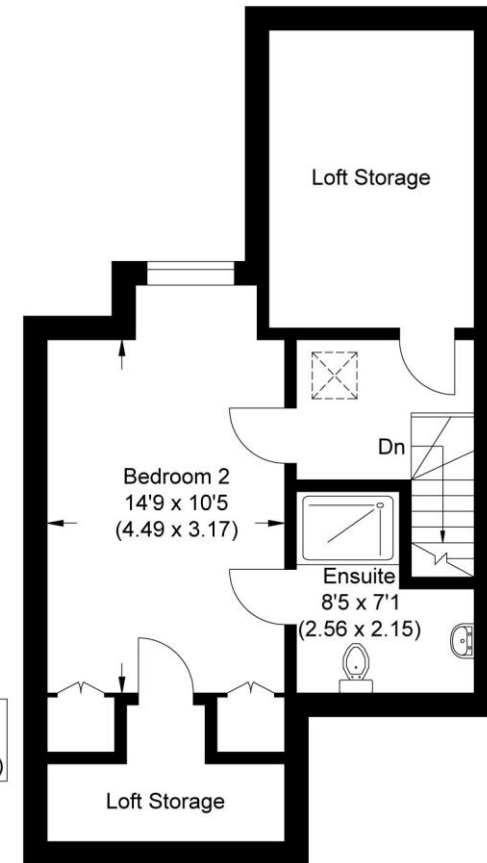
Loft Storage Area 13.60 sq m / 146.38 sq ft



Ground Floor

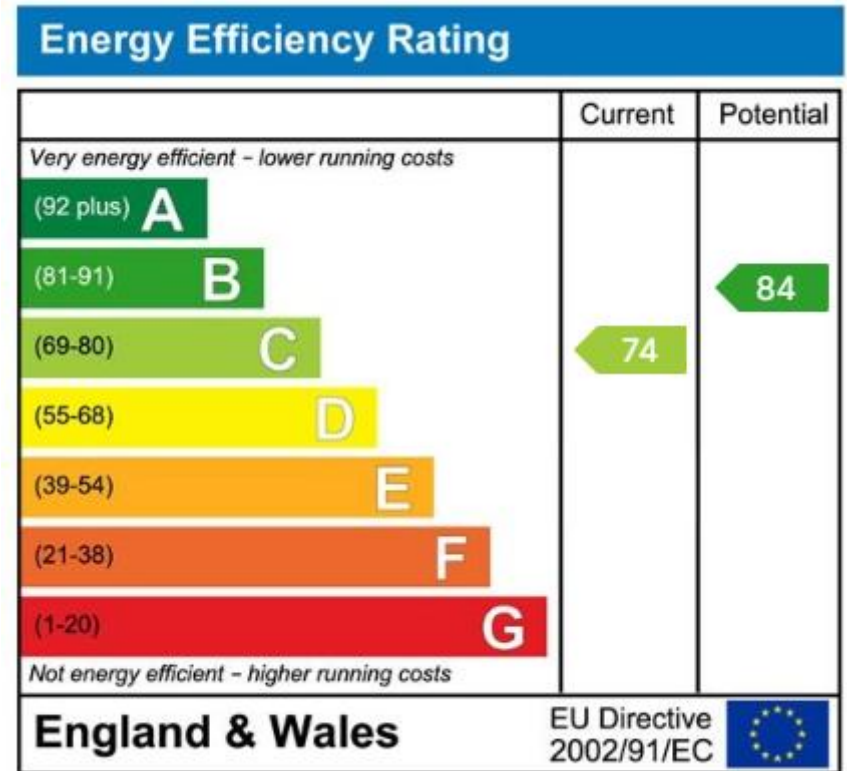


First Floor



Second 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: E
2026/2027: £3,032.10.

TENURE: FREEHOLD

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