



## THE HERMITAGE

Hungerford, Berkshire



## A HIDDEN GEM MOMENTS FROM THE HIGH STREET

The Hermitage is a characterful Grade II listed period home with sympathetic later additions and good ancillary accommodation.

### Summary of accommodation

Five bedrooms | Three bathrooms | Five receptions

One bedroom flat | Two bedroom converted coach house & stables | Garden | Double garage | Greenhouse

**Distances:** Hungerford station 0.7 miles (London Paddington 60 minutes), M4 (J14) 2.5 miles  
Marlborough 10 miles, Newbury 10 miles, Swindon 20 miles  
(All distances and times are approximate)

## LOCATION

The Hermitage is a wonderful family home situated a short walk from the High Street, Hungerford Common and the Kennet & Avon canal.

Hungerford is a delightful market town with many antique shops and independent stores. The larger towns of Marlborough, Swindon and Newbury provide more extensive shopping and recreational facilities.

The surrounding countryside forms part of the North Wessex Downs National Landscape and is well known for its pretty villages, country pubs and network of quiet lanes, footpaths and bridleways.

Communications are excellent with trains from Hungerford to London Paddington taking about 60 minutes; Junction 14 of the M4 is about 2.5 miles away.

There is a wide variety of popular state and independent schools nearby, including John O'Gaunt, Thorngrove, Cheam, Pinewood, St Gabriel's, Marlborough College and Downe House.

## THE PROPERTY

The Hermitage is a distinguished Grade II listed house, originally built in the 17th century, with later additions that reflect the evolution of the property over time. The house presents as a charming and historically rich home, combining architectural heritage with contemporary comfort.

The accommodation centres around a series of characterful reception rooms, retaining many original features, generous proportions and fine historic detailing, whilst remaining practical for modern family living.

A particular highlight is the Garden Room extension, which has been sensitively designed to complement the original building. This light-filled space incorporates a striking and rare feature: a brick-lined well, retained as an architectural focal point.



The bedroom accommodation is arranged over the upper floors and reflects the historic character of the house. The principal bedroom is particularly well-sized with an adjoining bathroom. There are several further bedrooms, each individual in character, providing flexible accommodation, well-suited to family living or guest use.

Additionally, the presence of a separate one bedroom flat within the house further enhances the versatility of the accommodation, offering options for extended family, guests or ancillary use, subject to the usual consents.

In addition to the main house, there is a most attractive late Edwardian stables and coach house, offering excellent ancillary accommodation. The former coach house has been converted into a self-contained annexe, comprising an open-plan kitchen/sitting room, two bedrooms and a bathroom.

The Hermitage is a home of considerable charm and individuality, where architectural heritage, thoughtful enhancement and original features combine to create an exceptionally appealing residence.

## GARDENS

The gardens lie predominantly to the east of the house, creating a private and tranquil setting. They are attractively laid out with brick paved pathways, herbaceous borders and productive areas including a vegetable garden. A particular feature is the eco swimming pool, positioned adjacent to the vegetable garden.

## VIEWING

Viewing by prior appointment only with the Agents.



## PROPERTY INFORMATION

EPC band: House - E, Annexe - D, Flat - F

Local Authority: West Berkshire Council

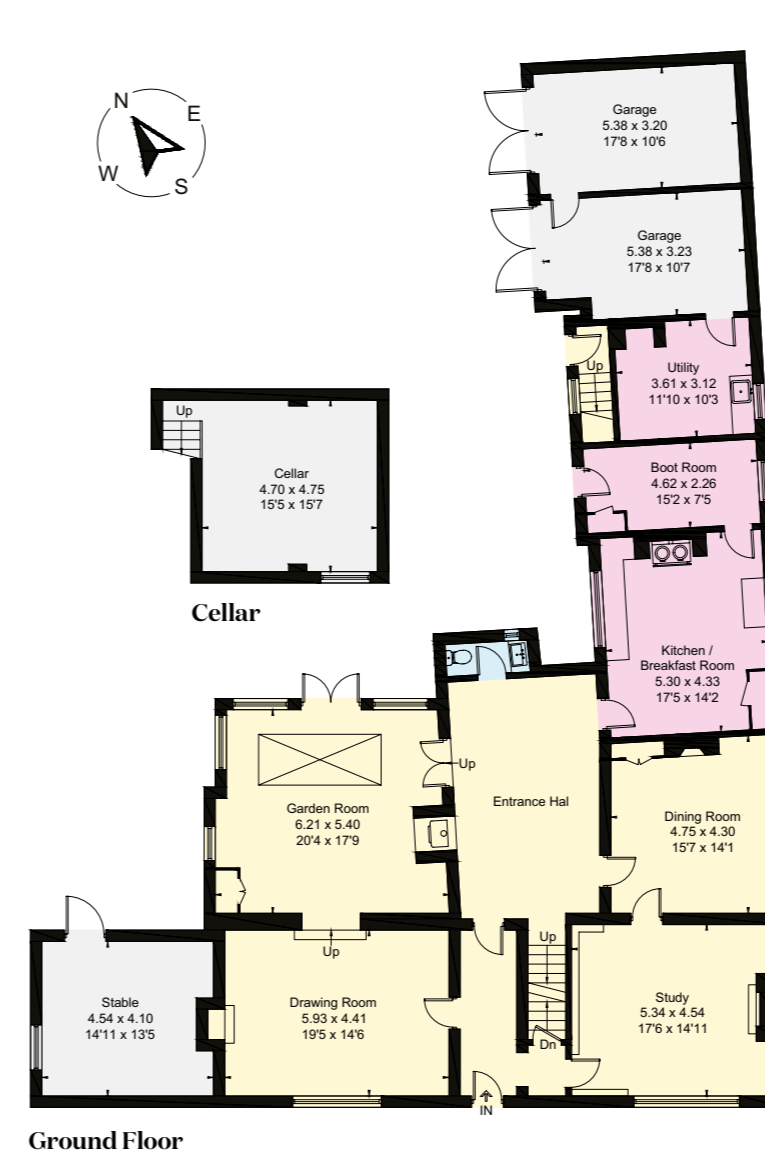
Council Tax: Band G

Services: Mains water, electricity, gas and drainage. Gas heating.

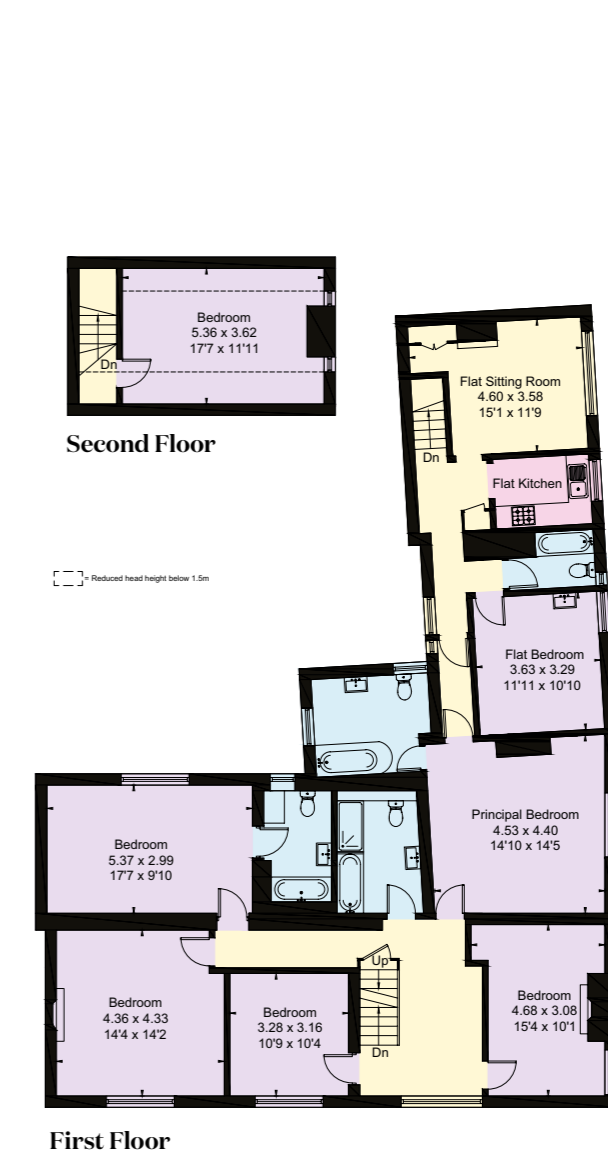
Postcode: RG17 0HA

What3words: ///scorching.juicy.glades

Tenure: Freehold

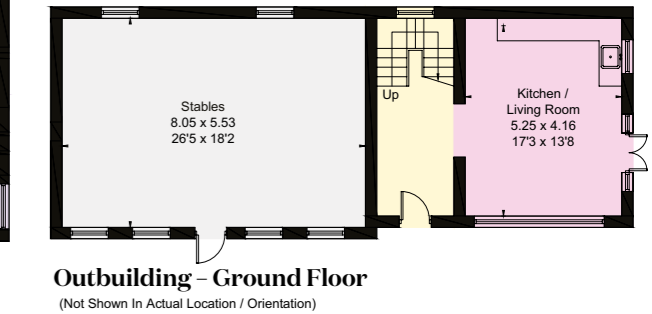
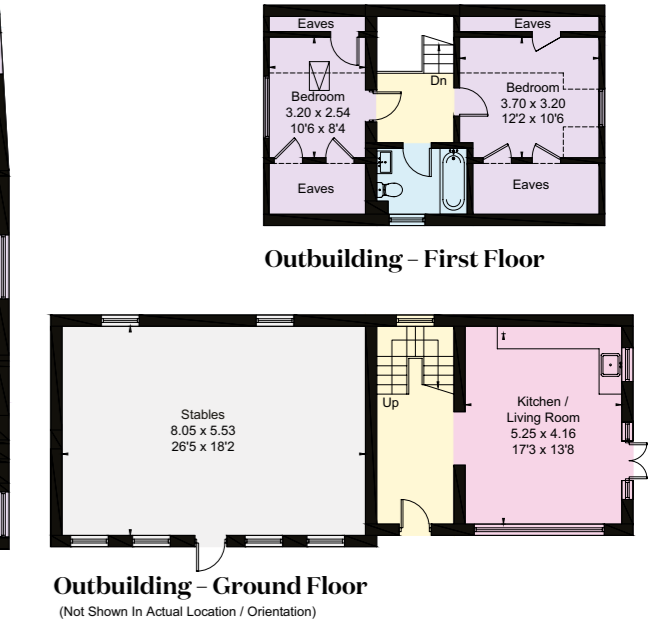


Approximate Gross Internal Area = 395.8 sq m / 4260 sq ft  
 Cellar = 22.7 sq m / 244 sq ft  
 Outbuildings = 188.0 sq m / 2024 sq ft (Including Garages)  
 Total = 606.5 sq m / 6528 sq ft  
 (Including Eaves / Excluding Void)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



I would be delighted  
to tell you more.

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