



Church View, 2 Lipscomb Close, Hermitage,
Thatcham RG18 9SZ
Price: £650,000

Features.

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NO ONWARD CHAIN

Description. A substantial detached home offering versatile accommodation located in the heart of the village of Hermitage. The accommodation arranged over two floors could be altered and extended (subject to usual planning consents) to create additional bedrooms upstairs.

The current accommodation could be updated but does provide fantastic downstairs space and includes entrance hall, cloakroom, 23ft living room, dining room, garden room, large study/double bedroom, kitchen, utility room, long lean-to to side providing access to the garden and garage. First floor currently offers two large double bedrooms both with built-in storage and family bathroom with separate walk-in shower. Outside there is a delightful and private west facing rear garden while to the front there is a double garage, additional carport and driveway parking for several vehicles.



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
 164.67 sq m / 1772.49 sq ft
 (Excludes Garage)
 Garage Area 27.72 sq m / 298.37 sq ft

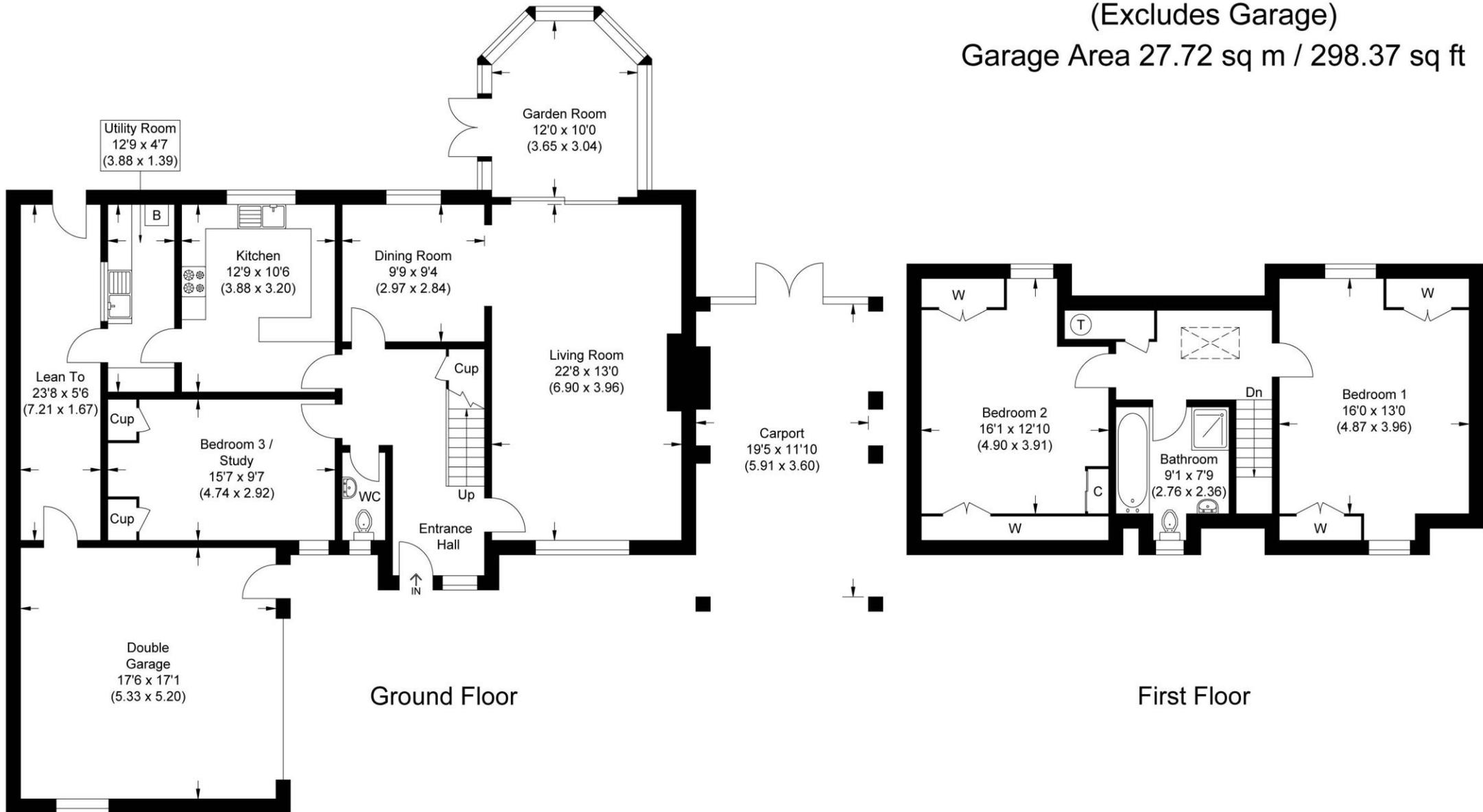


Illustration for identification purposes only, measurements are approximate, not to scale.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		67
(39-54) E	46	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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: F
2025/2026: £3,409.85.

TENURE: FREEHOLD

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

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