



2 Blake Road Hermitage Thatcham Berkshire RG18 9WN

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**Price Guide £575,000 Freehold**

A modern and impeccably decorated four-bedroom detached home in a quiet cul-de-sac on this popular residential development within the sought-after village of Hermitage. Enjoying well-proportioned accommodation arranged over two floors comprising an entrance hall, a cloakroom, a fabulous fitted kitchen/ dining room, a utility room, and a generously sized living room overlooking the south-facing garden. There are four bedrooms, an ensuite shower room and a family bathroom completing the first floor. The property benefits from gas central heating, double glazing, and a garage with access to the enclosed south-facing rear garden. The village boasts two shops, a primary school, a garage, and two public houses. Located in the popular Downs Secondary school catchment. Within a few minutes' drive of the M4 and A34 connections.

### **Offered with Chain Complete**

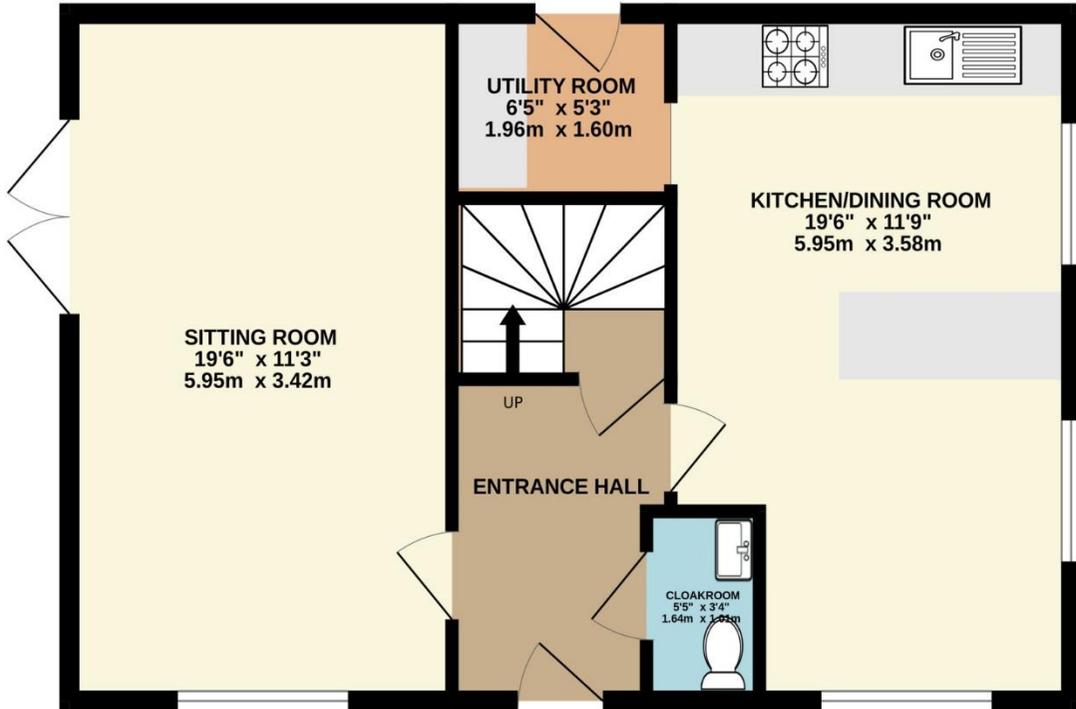
Directions: From the Hermitage High Street proceed in a northerly direction and continue into Hampstead Norreys Road. Just after the village primary school turn right at the mini roundabout into Pinewood Crescent and take the first turning on the right and the property will be found on the right.



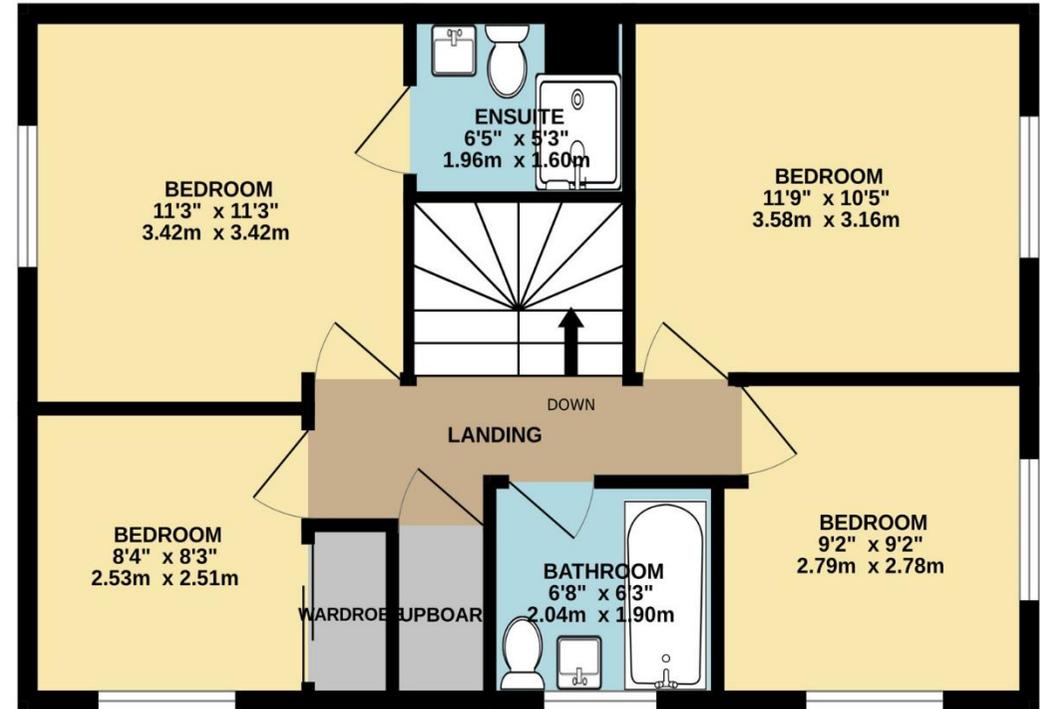
Council Tax Band: E £3032.10 pa  
 Nearest Bus stop: Hampstead Norreys Road 0.1 km  
 Nearest Train station Thatcham 7.6 km Newbury 8.1 km

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR  
 573 sq.ft. (53.3 sq.m.) approx.



1ST FLOOR  
 573 sq.ft. (53.2 sq.m.) approx.



TOTAL FLOOR AREA : 1146 sq.ft. (106.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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**NOTE: Halletts Estate Agents have NOT tested any of the appliances, services, fixtures or fittings and cannot verify the working order of such. We therefore suggest that any prospective purchaser(s) test these for themselves and/or obtain written clarification from their solicitor/surveyor prior to signing any contract**

