



DOWNER & CO

TRUSTED SINCE 1988

4 Stretcher Drive, Hermitage RG18 9WQ
Price: £339,950

Features.

-  1
-  2
-  1

Description.

Two double bedroom semi-detached house situated on the popular Forest Edge development in the sought after village of Hermitage and within the Downs school catchment.

The accommodation comprises, entrance hall, cloakroom, separate kitchen, living/dining room with french doors opening to the rear garden, two double bedrooms and bathroom.

Benefits include a detached garage with driveway parking, private rear garden and gas central heating.

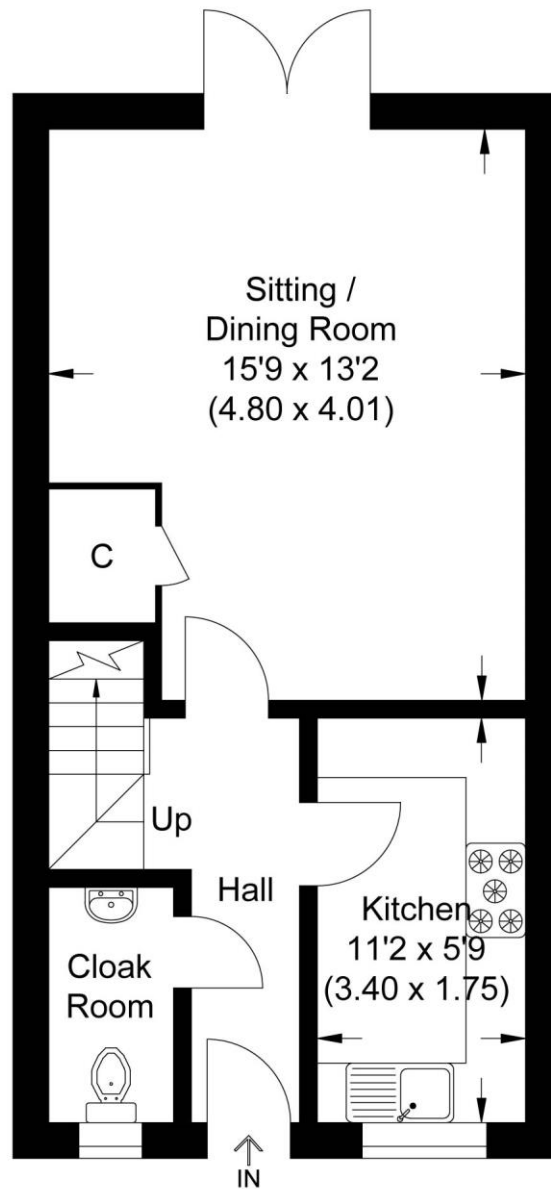
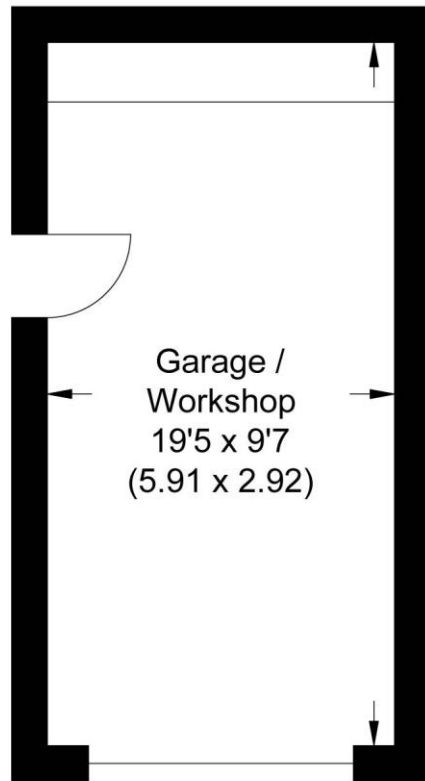


Location.

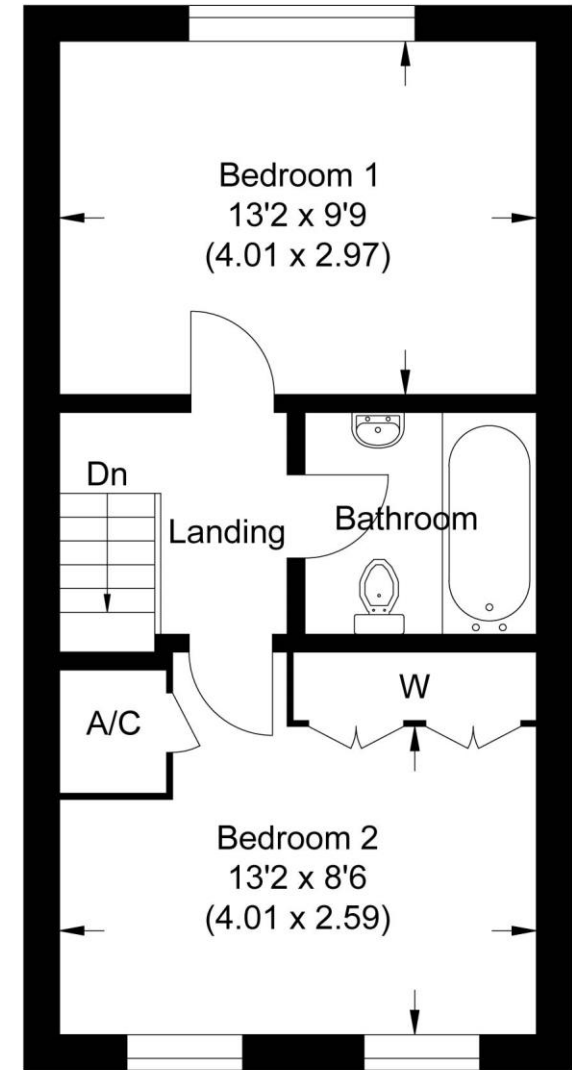
Hermitage is a village approximately five miles due North of Newbury. Along with its primary school and Downs Secondary School catchment it has its own shop/post office, newly opened large village stores and two public houses. It is within easy reach of the M4 motorway at junction 13 and is surrounded 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
67.0 sq m / 721.18 sq ft
(Excludes Garage)
Garage Area 17.26 sq m / 185.78 sq ft



Ground Floor




First Floor

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



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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: C

COUNCIL TAX BAND: D
2025/2026: £2,360.67.

TENURE: FREEHOLD

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

Alternatively, visit our website below to view all the details of this property online.

Downer & Co Estate Agents
44 Cheap Street
Newbury
Berkshire
RG14 5BX

01635 523777

www.downer.co.uk