



Roseville Cottage Chapel Lane Hermitage Berkshire RG18 9RP

## **Roseville Cottage Chapel Lane Hermitage Berkshire RG18 9RP**

**Price Guide £695,000 Freehold**

A beautiful 1850's cottage that is very well presented has been tastefully extended in the much sought-after village of Hermitage. Comprising Entrance Porch, Two Reception rooms with open fireplaces, Family sized Kitchen Dining Room to the side, the first floor offers Four Bedrooms and a bathroom. Outside, there is a Double Detached Garage with a long gravelled driveway parking for several vehicles, and the gardens are very private and not overlooked. LPG Gas Heating and Cottage-style UPVC Double Glazing. Hermitage village is in an excellent location close to the M4 and A34 road links. Boasting a village primary school, two village shops and a post office, two traditional pubs, a recently reconstructed village hall and playing fields, plus the Holy Trinity Church. The property is also in the catchment for the popular Downs Secondary School.

### **Viewing is highly recommended**

**Directions:** Upon reaching the village from Newbury, proceed past the White Horse Inn around the bends, continuing onto the High Street. Pass the village post office and the Fox Inn, leading onto the Hampstead Norreys Road. Take a right-hand turn into Chapel Lane, and the property will be found on the left-hand side just before the turning into Deacons Lane.



**Council Tax Band: F £3409.85 pa**

**Nearest Bus stop: Hampstead Norreys Road 0.3 km**

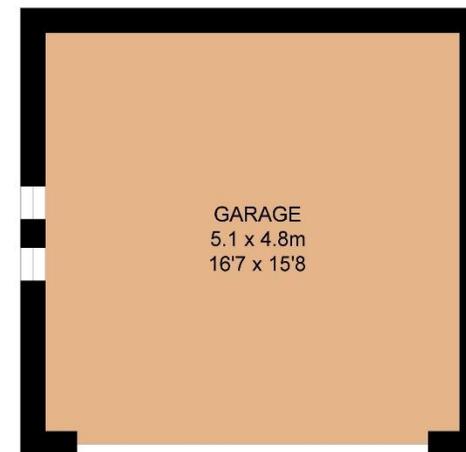
**Nearest Train station Thatcham 7.2 km Newbury 7.8 km**

TOTAL APPROX. FLOOR AREA 95.0 SQ.M. (1023 SQ.FT.)

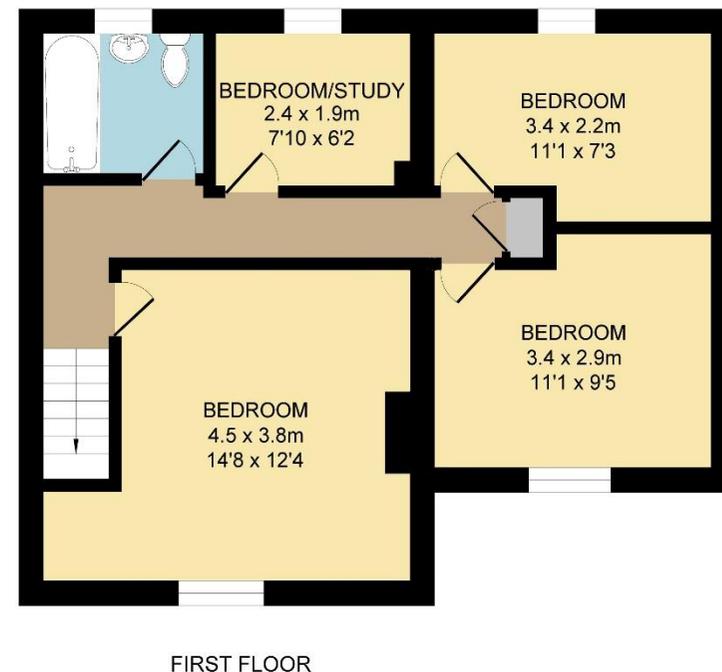
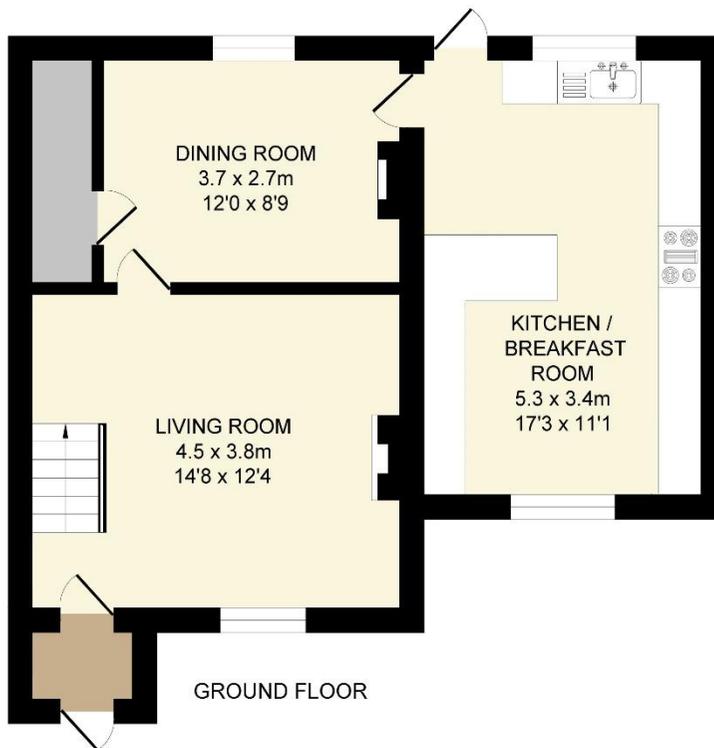
EX. GARAGE 24.0 SQ.M. (258 SQ.FT.)

All 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. Not to scale.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		52 E
21-38	F	23 F	
1-20	G		



**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**

