



Cornish Cottage, Priors Court Road, Hermitage,  
Berkshire, RG18 9TG  
Price: £825,000

**Features.**

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-  4
-  2

**Description.**

Tucked away from the road on a private drive with only two other properties sits this wonderful detached bungalow surrounded by glorious mature grounds measuring in excess of half an acre.

The property which requires some updating and modernisation, previously granted planning permission was passed (now lapsed) to add a first floor.

The current accommodation comprises entrance hall, lounge, snug/play room, kitchen/dining room, large utility room, master bedroom with ensuite bathroom, two further bedrooms and a family bathroom, there is an additional first floor room that is currently used as an occasional bedroom/study. Outside there is a detached double garage with loft room above and ample off road parking behind five bar gates. The grounds offer a high degree of privacy with various areas for entertaining, relaxing and playing games. There is also a summerhouse and woodshed. The planning that was granted if completed will result in the property becoming a two story dwelling with a large entrance hall, three large reception rooms, an enormous kitchen/dining/family room, utility room and shower room on the ground floor, on the first floor there will be an impressive master bedroom suite with ensuite bathroom and separate dressing room, two additional double bedrooms with their own ensuite shower rooms, two further double bedrooms and a family bathroom. Viewings are highly recommended.



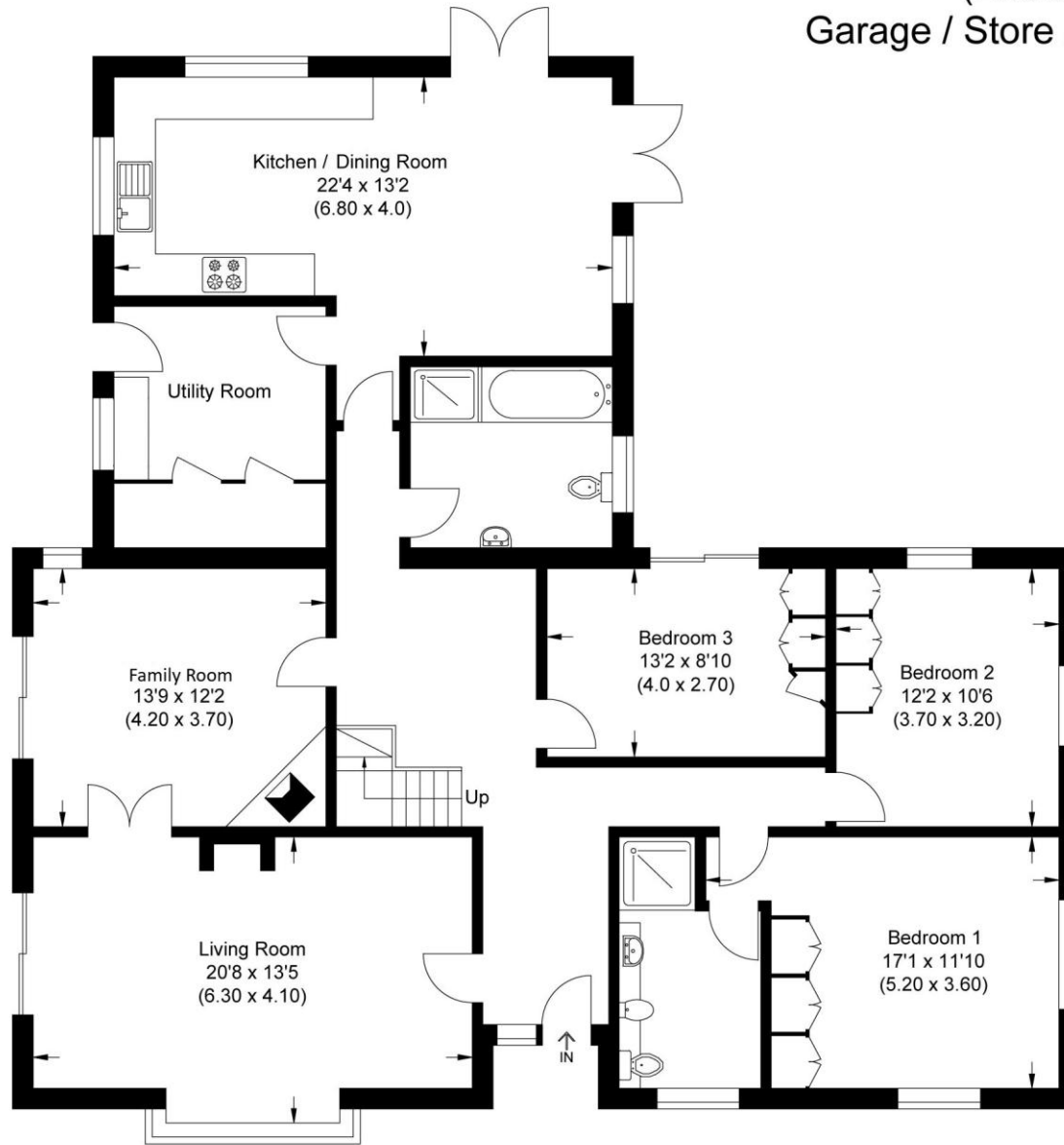
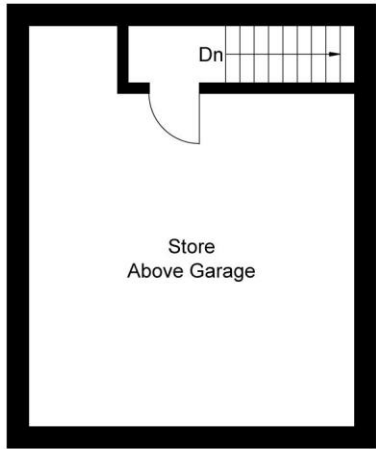
**Location.**

Hermitage is a village approx. 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 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.

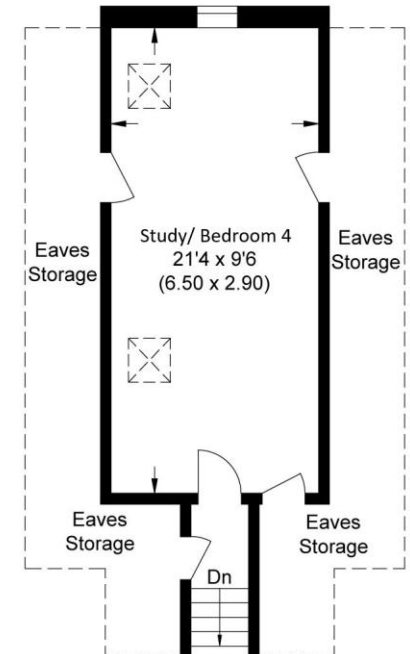




Approximate Gross Internal Area  
 172.0 sq m / 1851.39 sq ft  
 (Excludes Garage / Store)  
 Garage / Store Area 57.0 sq m / 613.54 sq ft



Ground Floor



First Floor

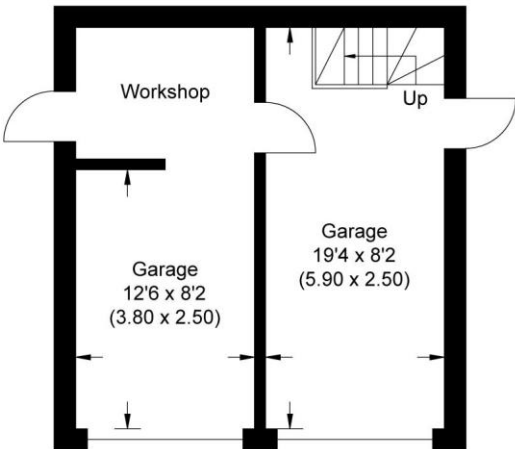
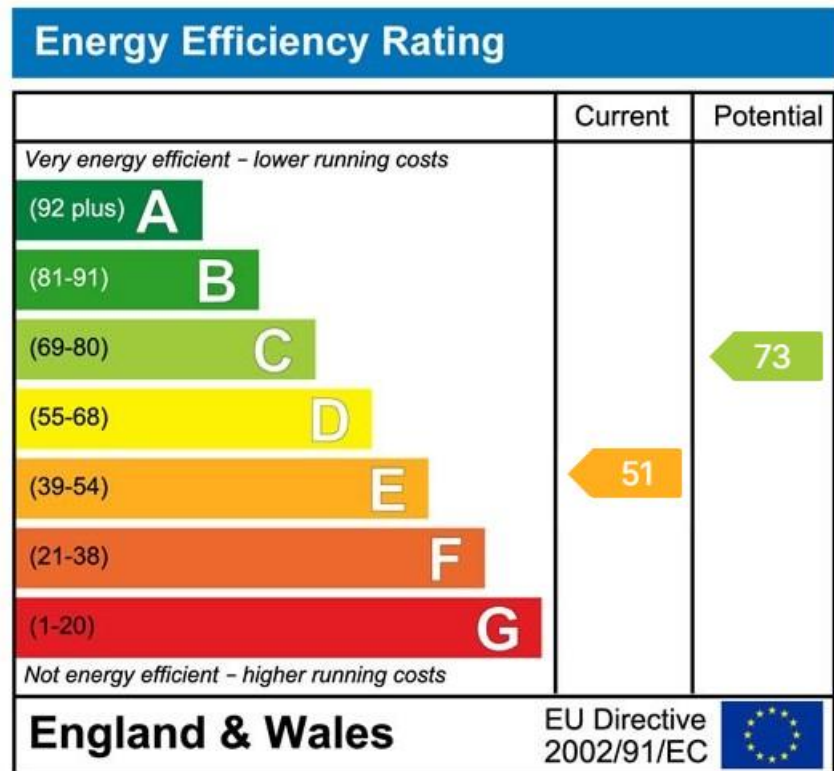


Illustration for identification purposes only, measurements are approximate, not to scale.



#### 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: D**  
**2026/2027: £2,480.81.**

**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.

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