HILLIER & WILSON



Crestholm, Red Shute Hill, Hermitage, RG18 9QH

Tel: 01635 522044
Sales@HillierAndWilson.co.uk

Guide Price £875,000

Crestholm, Red Shute Hill, Hermitage

A substantial five bedroom detached family home situated in a highly desirable semi-rural hamlet, presenting a rare opportunity to invest and add significant value through modernisation and potential to extend (STTP).

Crestholm is located on a generous plot that measures in excess of a third of an acre with views across the surrounding countryside. Other benefits include spacious living accommodation that measures 2,385 sq.ft, a south-westerly facing rear garden, ample off-road parking by way of paved driveway and double garage, oil fired central heating and uPVC double glazing.

The ground floor comprises of a porch, entrance hall, downstairs cloakroom, study, sitting room, dining room, utility room and kitchen/breakfast room with French doors that open on to the garden patio. Upstairs, there is a principal bedroom complete with built-in wardrobes and a complete ensuite bathroom, four further double bedrooms and a family shower room.

The ground floor promises the scope to be further extended to create a large and modern family home. Or alternatively, there is ample roof space above the double garage that could be converted into further living accommodation.

Externally, there is a substantial and beautiful rear garden that is primarily laid to lawn and neatly bordered by a mixture of hedges, bushes and mature trees.

Red Shute Hill is conveniently located near to the popular village of Hermitage which is approximately four miles north east of Newbury. There are good village facilities including a shop/post office, village hall, and the property falls within the catchment area of the highly regarded Downs school and the prestigious Downe House school.

NO ONWARD CHAIN









- DETACHED FIVE BEDROOM FAMILY HOME WITH POTENTIAL TO INVEST & EXTEND (STPP)
- LARGE PLOT MEASURING IN EXCESS OF 1/3 ACRE
- SPACIOUS LIVING ACCOMODATION MEASURING 2385 SQ.FT.
- SCENIC VIEWS ACROSS NEARBY FIELDS & COUNTRYSIDE
- AMPLE OFF-ROAD PARKING VIA DRIVEWAY & DOUBLE GARAGE
- *NO ONWARD CHAIN*

Services: Mains Water & Electricity
Oil Fired Central Heating & Septic Tank

EPC Rating: E
Full results can be sent on request

Council Tax Band: F

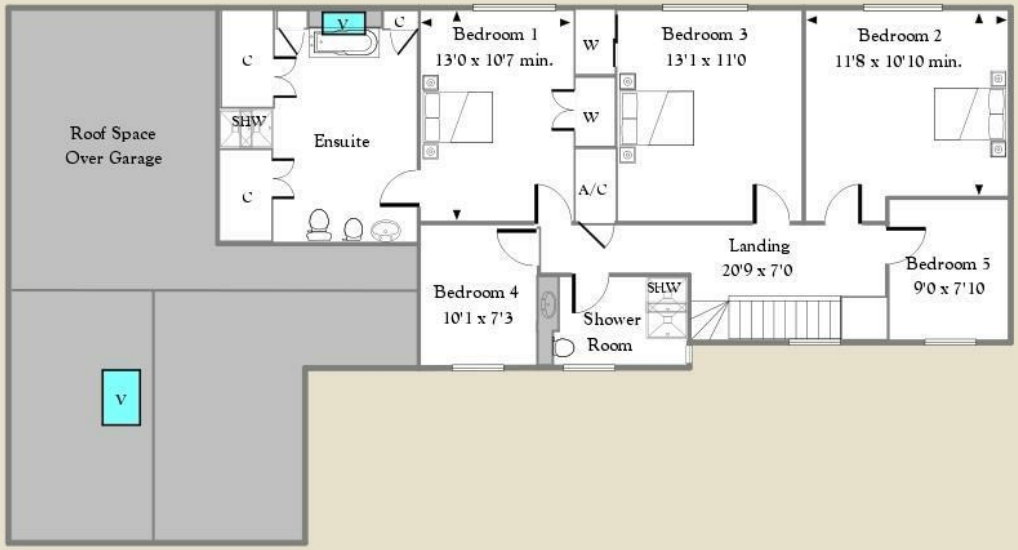






Crestholm, Red Shute Hill, Hermitage





APPROX GROSS INTERNAL FLOOR AREA 2385 sq.ft (222 sq.m) (Including Garages)
For identification only - Not to scale Hillier & Wilson LTD









Hillier & Wilson wish to inform prospective purchasers that we have listed the details of this property as a general guide and in good faith. We have not carried out a detailed survey nor tested the services, appliances or specific fittings. Any reference to alterations does not mean that any planning permission, building regulation or other consent has been obtained. Investigations must be made by buyer's solicitor. Room sizes should not be relied upon for carpets and furnishing. Fixtures & fittings are excluded from the property unless stated in the sales particulars.