



DOWNER & CO

TRUSTED SINCE 1988

30 Pinewood Crescent, Hermitage RG18 9WL
Price: £850,000

Features.

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Description.

Located at the end of the cul-de-sac and surrounded on two sides by a large garden that backs onto woodland is an immaculately presented five double bedroom home that sits in a fifth of an acre plot. The property has been extended and is light and spacious throughout measuring approximately 2300 sq ft plus a double garage. Locally there are miles of footpaths on the doorstep, local schools, pubs and shops in the village.

The accommodation consists of large hall, kitchen/breakfast room open to orangery, dining room, living room with woodburner, study, utility room, cloakroom, master bedroom with en-suite, four further double bedrooms and two further bathrooms. Benefits include driveway parking, gas-fired central heating, and double glazing.



Location.

The village of Hermitage offers superb local amenities including a Co-op, garden centre, further local stores/post office, two public houses and a primary school. It also falls within The Downs Secondary School catchment and is surrounded by beautiful rolling countryside offering superb walks including along the old railway line to the nearby village of Hampstead Norreys. Junction 13 of the M4/A34 is a couple of miles away providing excellent access for major transport routes.

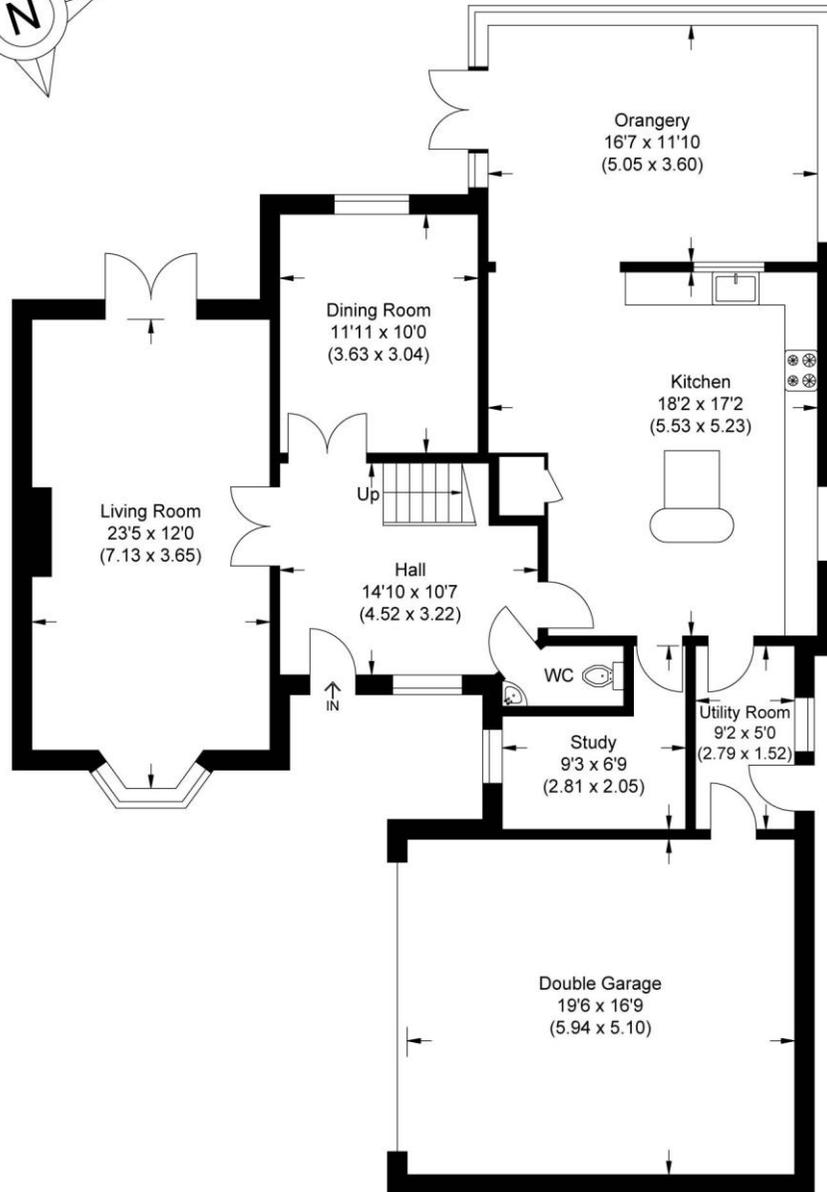
The near-by pretty market town of Newbury offers a wide range of shopping facilities including a twice weekly local market, pedestrianised high street with local and national retail stores and major grocery outlets. There is a variety of cafes, restaurants and bars, a multi-screen cinema and the historic Corn Exchange theatre. There is a major rail station with direct links to London Paddington and the West Country.



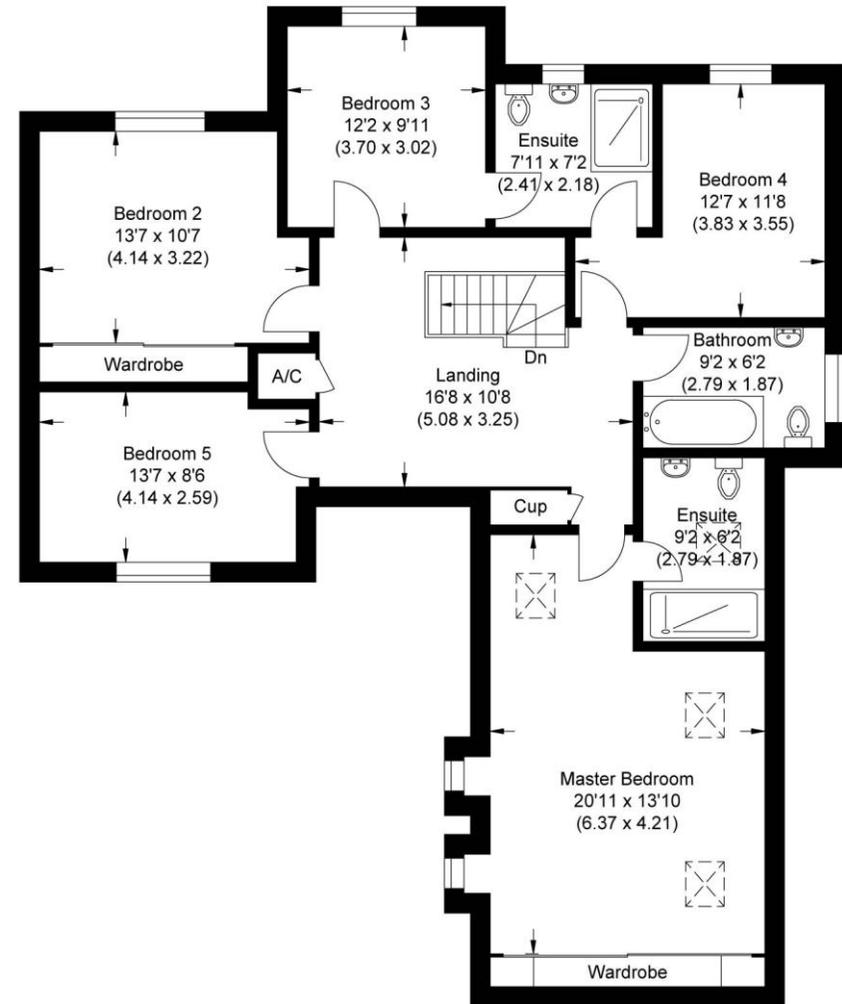




Approximate Gross Internal Area
218.21 sq m / 2348.79 sq ft
(Excludes Garage)
Garage Area 30.29 sq m / 326.03 sq ft



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: TBA

COUNCIL TAX BAND: G
2025/2026: £3,934.45.

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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