



## **OLD COTTAGE**

Yattendon Road, Hermitage

**Carter Jonas**



## **OLD COTTAGE, YATTENDON ROAD, HERMITAGE, RG18 9RW**

- Newbury 5 miles
- Newbury Station 5.5 miles
- M4 (J13) 3 miles

Entrance porch · dining room · sitting room · kitchen/ breakfast with walk-in pantry · utility room · cloakroom · principal bedroom with en suite bathroom with separate shower · double bedroom · further bedroom and bathroom · gravel drive with access to the garage · private and secluded garden · Downs catchment · superfast broadband · Energy Rating E

### **SITUATION**

Hermitage is a popular village north east of Newbury. There is an active community and good village facilities including a shop/post office, church, pubs, garage, village hall and primary school. The village lies in the folds of beautiful Downland countryside which provides good walking and riding and it is within easy reach of a good variety of recreational facilities including golf courses and country parks.

### **DESCRIPTION**

Old Cottage is a beautifully presented, spacious and well balance house with traditional period features. On entering the property via the entrance porch there is a lovely dining room with an impressive brick fireplace boasting a wood burner and wooden beam above. Off this room there is the L-shaped sitting room which also boasts a working log burner, built-in cabinets and recess area with French doors opening to rear garden. To the rear aspect is a recently fitted, stylish and traditional kitchen/breakfast room with built-in oil-fired Aga. There is also a good size pantry with additional work surfaces and sink. Off the kitchen is a large dual aspect utility and a cloakroom.

**A CHARMING AND BEAUTIFULLY PRESENTED DETACHED COTTAGE, LOCATED IN THIS VERY POPULAR VILLAGE, NICELY SET BACK FROM THE ROAD WITH GARAGE AND PARKING FOR SEVERAL CARS. RETAINING MANY PERIOD FEATURES THE COTTAGE ALSO BENEFITS FROM SUPERFAST FIBRE CONNECTION TO THE PROPERTY BEING IN THE CATCHMENT OF THE EXCELLENT LOCAL SCHOOLS.**



On the first floor there is a generous principal bedroom which is light and airy with a beautifully fitted en-suite bathroom with free-standing roll top bath and separate shower cubicle. There are 2 further bedrooms and a bathroom which completes the accommodation.

## OUTSIDE

To the front of the property there is gated access to a gravel drive allowing parking for several vehicles and giving access to the garage which is attached to the property and has lighting and power. Access can also be gained from the utility and from outside the property. Old Cottage has a secluded wrap-around garden predominantly laid to lawn on the right hand side with an excellent patio area to the rear for entertaining.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** Electricity, mains drainage and water are connected to the property

**Local Authority:** West Berkshire Council – 01635 551111

**Council Tax:** Band F

**Viewing:** By prior appointment through the Newbury office 01635 263010

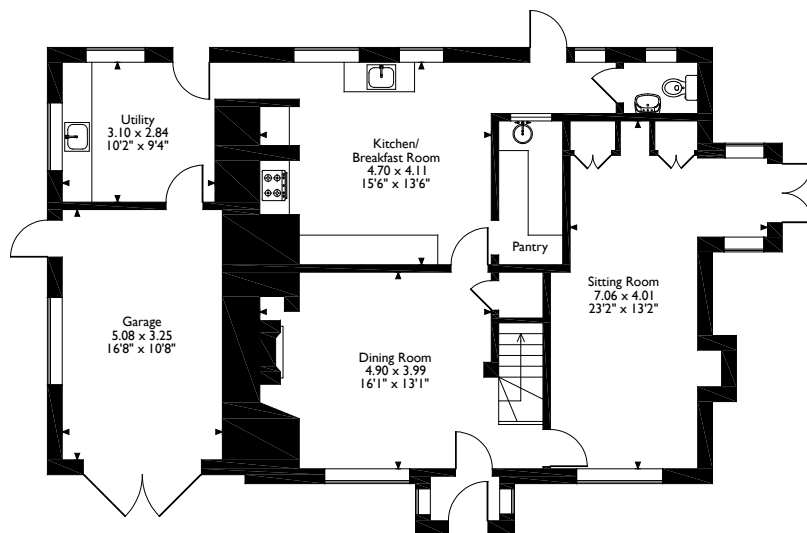
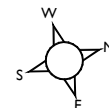
**Directions:** At the Robin Hood roundabout follow the B4009 to Hermitage. On entering the village continue over the first mini-roundabout and through the high street past the stores on your left hand side. Take the first right turn prior to The Fox Inn on the Yattendon Road. Continue, bearing round to the right, then left on Yattendon Road past Deacons Lane. Old Cottage can be found on your left hand side.



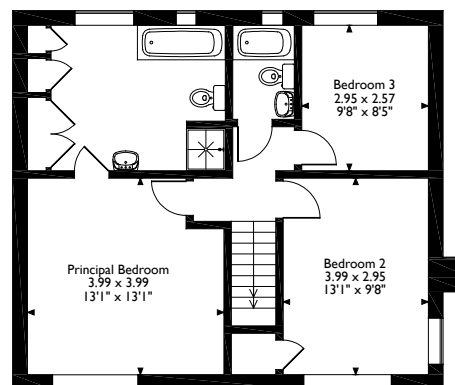


## Old Cottage, Yattendon Road, Thatcham, Berkshire

Approximate Gross Internal Area  
Main House = 159 Sq M/1710 Sq Ft  
Garage = 17 Sq M/178 Sq Ft



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

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