



HINTON DENE

Guide Price £850,000

Carter Jonas

HINTON DENE HAMPSTEAD NORREYS ROAD HERMITAGE RG18 9SA

- Newbury town and mainline station to Paddington 4 miles
- Thatcham town and mainline station 4 miles
- M4 and A34 2 miles

Entrance hall with shower room and WC · impressive drawing room/diner with bi folds to garden · quality kitchen/family room with second set of bi-folds to the garden · utility, wet room · 4 bedrooms to the ground floor including ensuite · 2 further first floor bedrooms the principal having a Juliet balcony overlooking gardens and woodland · first floor bathroom and a shower room · 4 car garage and workshop · plenty of parking · large well-tended gardens backing onto woodland · double glazing · Energy Rating D

SITUATION

The property offers a good location in the attractive village of Hermitage, a popular village north-east of Newbury. There is an active community and good village facilities including a shop/post office, Co-op, 2 pubs, garage, garden centre and café, village hall, preschool, primary school and church. The village lies in the North Wessex Downs AONB which provides good walking and riding and it's within easy reach of a good variety of recreational facilities including golf courses and country parks. It is well placed for travel on all major routes, with access to the A34 and M4 at junction 13, which is 2 miles away at Chieveley.

DESCRIPTION

A very spacious detached home in excellent condition and offering impressive and flexible accommodation. The long entrance hall gives access to all ground floor accommodation and opening in a fantastic kitchen/family room with bi-folds opening to lovely garden views.

A SPACIOUS AND BEAUTIFULLY PRESENTED DETACHED HOUSE WITH IMPRESSIVE 0.25 ACRE GARDENS BACKING ONTO WOODLAND, DETACHED 4 CAR GARAGE AND PLENTY OF PARKING. THE PROPERTY BENEFITS FROM FLEXIBLE ACCOMMODATION WITH 2/3 RECEPTION ROOMS, A SUPERB KITCHEN/FAMILY ROOM AND UP TO 6 BEDROOMS. WELL LOCATED IN THE SOUGHT AFTER VILLAGE OF HERMITAGE.



From here, double doors access a delightful open plan living space with feature centre staircase and further set of bi-folds to the gardens. The property also offers a shower room and additional wet room, utility room and 4 bedrooms, one with ensuite, to the ground floor. Upstairs the feeling of light, space and quality continues with 2 further double bedrooms including a principal bedroom suite and Juliet balcony with garden and woodland views.

OUTSIDE

The large gardens are a particular feature of the property with an extensive frontage and plenty of parking and access to the large 4 car garage with inspection pit and workshop. The rear garden is delightful with a patio leading to generous level lawns including an alfresco dining section and beyond to further lush lawns with a host of established plants, shrubs and evergreens all leading to a lovely woodland backdrop.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains electricity, water and drainage, oil fired central heating

Local Authority: West Berkshire Council - 01635 551111

Council Tax: Band E

Viewing: By prior appointment through the Newbury office 01635 263010

Directions: Please use postcode RG18 9SA



Hinton Dene, Hampstead Norreys Road, Hermitage, Thatcham
 Approximate Gross Internal Area
 Main House = 213 Sq M/2293 Sq Ft
 Outbuilding = 75 Sq M/807 Sq Ft
 Total = 288 Sq M/3100 Sq Ft



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		
69-80	C		72 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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