



SANDALWOOD HOUSE

Yattendon Road, Hermitage, RG18 9RW

Carter Jonas

SANDALWOOD HOUSE, YATTENDON ROAD, HERMITAGE, RG18 9RW

Newbury town centre 5.5 miles,

Newbury mainline station with trains to London
Paddington in less than one hour 6.5 miles

M4 (J13) and A34 2 miles

Spacious entrance hall · cloakroom · drawing room
· sitting room · superb kitchen/dining/family room ·
study · large utility room · landing · principal bedroom
with ample built-in wardrobes and full ensuite
bathroom · 2nd bedroom with en-suite shower room
· 3 further double bedrooms · large family bathroom
· drive · detached double garage · lovely garden of
approximately 0.25 acres · Energy Rating C

SITUATION

Sandalwood House is situated in a part of the village known as Little Hungerford and is an attractive area where there are a mix of individual family homes. The house is very secluded as it is surrounded by its own established garden, yet it is within easy access to the centre of the village. Hermitage is a popular village northeast of Newbury. There is an active community and good village facilities including a useful general store, shop/post office, church, pubs, garage, active 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. It is well placed for travel on all major routes, with access to the A34 and M4 at J13.

A LOVELY FAMILY HOME SITUATED IN THIS VERY POPULAR VILLAGE PROVIDING SPACIOUS ACCOMMODATION, TOGETHER WITH A PRIVATE GARDEN, DETACHED DOUBLE GARAGE, AND WITHIN THE DOWNS SCHOOL CATCHMENT.



DESCRIPTION

Sandalwood House is an attractive detached house that has been a lovely home offering excellent accommodation. The ground floor has a very welcoming entrance hall, a cloakroom, a fantastic and very light open plan kitchen/dining/family room with French doors providing access to the garden, a formal triple aspect drawing room with fireplace, sitting room, also with French doors leading to the garden, a study and utility room. Upstairs there is a principal bedroom with three sets of double built-in wardrobes and full ensuite bathroom with freestanding bath and separate shower, a large guest room, with two sets of built-in double wardrobes, and an ensuite shower room, three further double bedrooms, two with built-in wardrobes and a large family bathroom with freestanding bath and separate shower. There is a large and boarded loft which could easily be converted to provide additional accommodation.

OUTSIDE

The property is approached through a 5-bar gate beyond which is a large drive providing plenty of parking and access to the detached double garage. There is outside lighting and the garden then extends around the property. Directly behind the house there is a large and private terrace which is ideal for outside entertaining. The garden is mainly laid to lawn but has several shrubs and trees. In all the total plot measures 0.25 acres.

NB: The vendor is a Partner of Carter Jonas.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains water, electricity and drainage, gas fired central heating. Under floor heating on the ground floor. Security alarm.

Local Authority: West Berkshire Council – 01635 551111

Council Tax: Band G

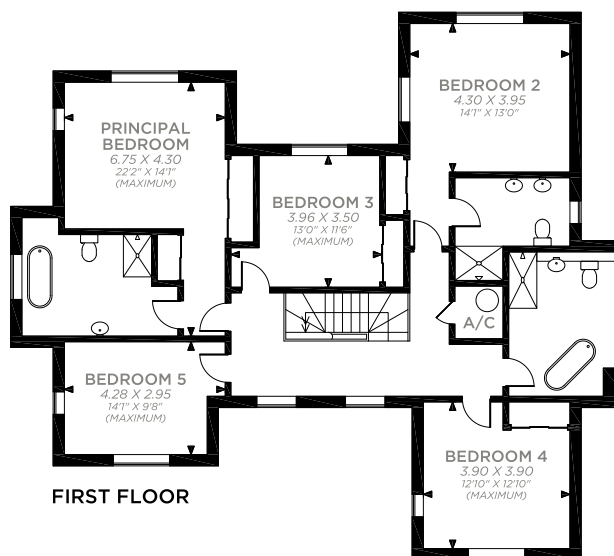
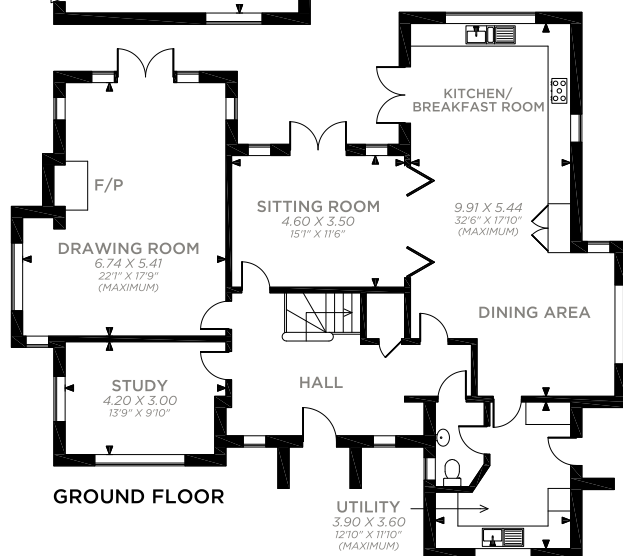
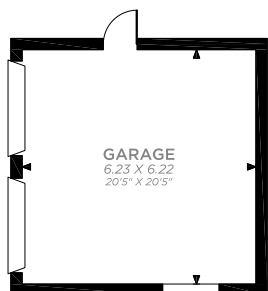
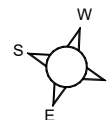
Viewing: By prior appointment through the Newbury office 01635 263010

Directions: Please use post code RG18 9RW





SANDALWOOD HOUSE, YATTENDONROAD, HERMITAGE, THATCHAM
 APPROXIMATE GROSS INTERNAL AREA
 MAIN HOUSE = 3,027 SQ FT / 281 SQ M
 GARAGE = 417 SQ FT / 39 SQ M
 TOTAL = 3,444 SQ FT / 320 SQ M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C	75	80
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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