



Hermitage Green

Cricketts



- 🏠 Hall with cloakroom
- 🏠 Kitchen
- 🏠 Spacious lounge/ diner
- 🏠 Bedroom one with en suite shower room
- 🏠 Two further bedrooms
- 🏠 Bathroom
- 🏠 Driveway parking
- 🏠 Enclosed rear garden
- 🏠 The Downs School catchment
- 🏠 Council tax band D

DESCRIPTION

Nestled in the charming village of Hermitage, this beautifully presented 3-bedroom mid-terrace house set in the sought-after Hermitage Green development offers contemporary living in a picturesque setting. The current owners have meticulously refitted the kitchen, bathroom, and en suite to a high standard, and redecorated throughout in a modern style, including the installation of new flooring. Enjoy ample space and natural light in each of the well-proportioned bedrooms, perfect for family living or guest accommodation.

The entire house has been redecorated in a contemporary style, providing a fresh and inviting ambiance throughout. The stylish and fully updated kitchen boasts sleek countertops, modern furniture and high-quality appliances, making it a joy for any home chef.

Both the family bathroom and en suite have been tastefully refitted with contemporary fixtures and fittings, offering a touch of luxury to your daily routine. The new flooring complements the modern decor and adds a cohesive and polished look to the living spaces.

Convenience is at your doorstep with dedicated parking available on the Driveway. The rear garden is fully enclosed with paved patio where one can enjoy alfresco dining. Lawn and garden shed.

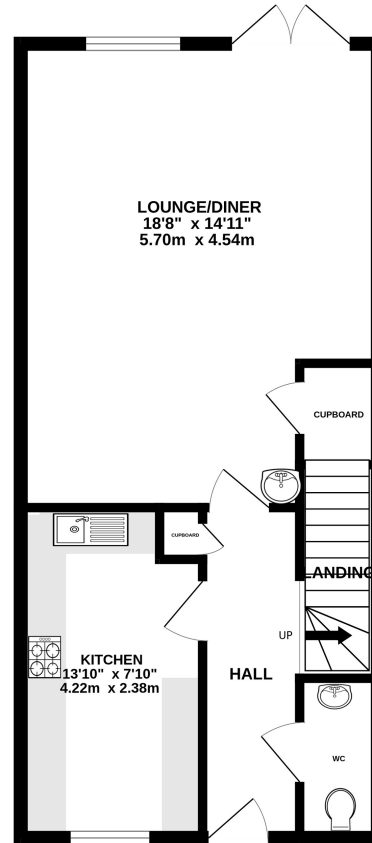
Directions

Proceed north out of Newbury on the B4009 for approx.4 miles
Upon entering Hermitage village proceed to the crossroads and
turn right into Hermitage Green. Follow the tree lined avenue and
proceed round the bend and the property will be found a short
distance on the right.

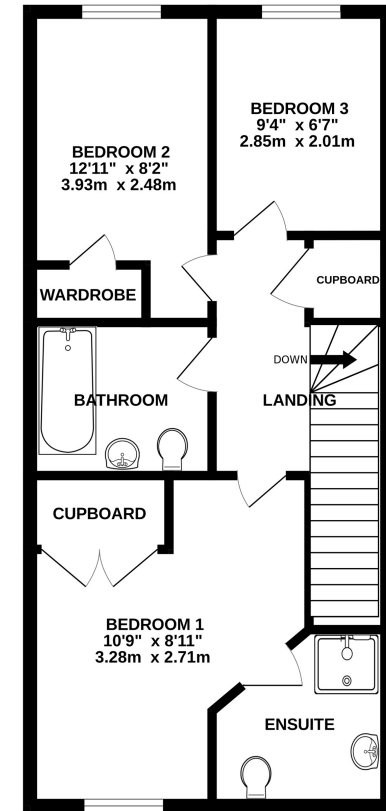
Local Information

Hermitage is a popular village situated north of Cold Ash on the
B4009 five miles north east of Newbury in the heart of the North
Wessex Downs, an Area of Outstanding Natural Beauty.
Hermitage has its own village shop, post office, Co-op store,
church, a modern village hall, two pubs and an excellent garden
centre with a café. It is well-served for both state and independent
education with three pre-schools, a primary school and The
Downs School in its catchment area for secondary education.
Brockhurst and Marlston House Schools along with Downe House
provide an independent option. There are many more things to
see, do and explore in and around Newbury, which still holds a
fantastic 800 year old street market twice a week in the centre of
the town, a farmers' market on the first and third Sunday and an
Artisan market on the last Sunday of every month. There are a
variety of independent shops along with larger department stores
and the Park Way shopping complex. Entertainment is well
catered for with a theatre offering a variety of different shows for all
ages, a 7 screen Vue cinema and an independent cinema. There
is a wide choice of places to eat and drink including delightful tea
rooms, well known bars and chain restaurants to family run
restaurants and public houses located in the heart of the town and
the surrounding villages. Newbury has a good choice of health
and sports clubs, several golf courses and the famous Newbury
Racecourse. Hermitage is approximately 2 miles from junction 13
of the M4 providing easy access into London (East) and Wales
(West). The A34 and A339 are also close by giving access to
Basingstoke (South/East), Winchester (South) and Oxford and
Birmingham (North). There is also a mainline rail connection from
Newbury with direct links to Reading and London.

GROUND FLOOR
497 sq.ft. (46.2 sq.m.) approx.



1ST FLOOR
497 sq.ft. (46.2 sq.m.) approx.



TOTAL FLOOR AREA : 994 sq.ft. (92.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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NOTE: These details are believed to be materially correct although their accuracy is not guaranteed and they do not form part of any contract. All fixtures and fittings mentioned in these particulars are included in the sale, all others are specifically excluded. Measurements are given as a guide only and should not be relied upon for carpets and furnishings. The Agent has not tested any of the services, fittings or equipment and so does not verify that they are in working order.



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