



DOWNER & CO

TRUSTED SINCE 1988

25 Lipscomb Close, Hermitage RG18 9SZ  
Price: £875,000

## Features.



## NO ONWARD CHAIN

**Description.** Absolutely stunning, extended, detached, four double bedroom family home positioned in the heart of this popular village, situated to the north of Newbury. The property has been re-furnished to a high specification and offers amazing flexible, spacious living space throughout.

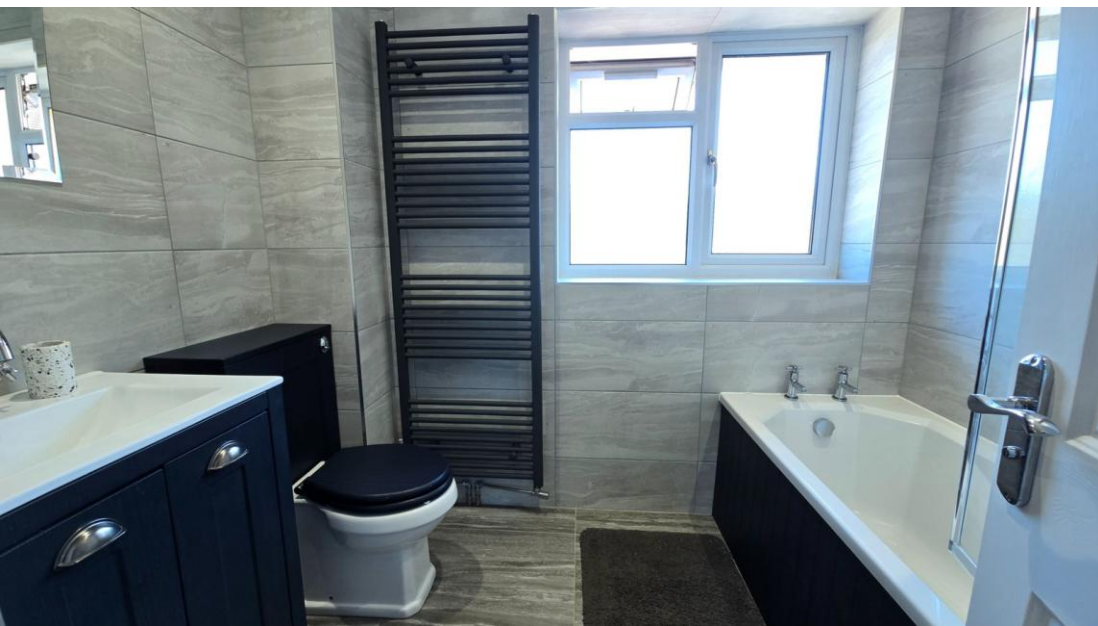
The accommodation comprises entrance lobby with excellent storage space, hall, cloakroom, kitchen/dining room with french doors to the rear garden, family room with working wood burner and bay window, large living room with media wall, utility room, master bedroom with walk-in cupboard and Jack and Jill shower room, guest bedroom with en-suite shower room, two further double bedrooms, fifth bedroom/dressing room and bathroom. Benefits also include a garage, secluded west facing rear garden, driveway parking for several cars, Downs school catchment and oil-fired central heating.



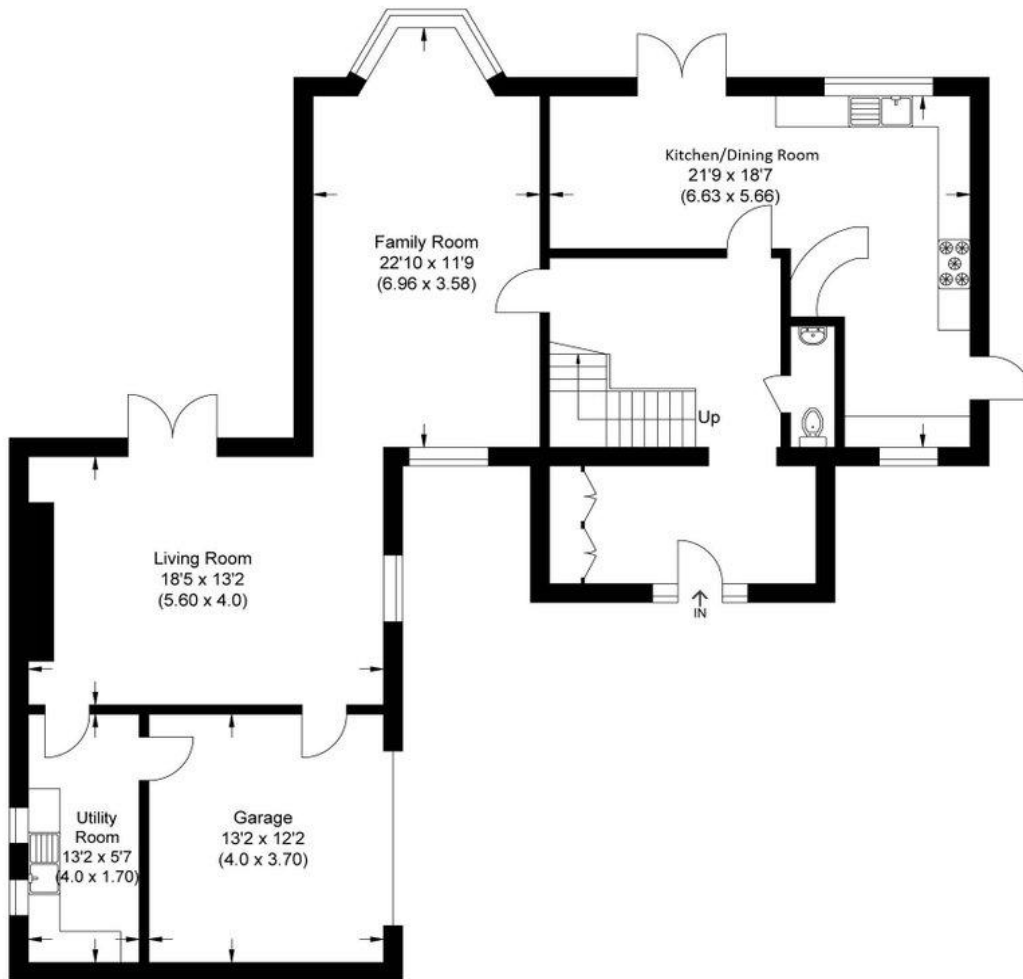
## Location.

Hermitage is a village approximately five miles due north of Newbury. Along with its primary school and Downs secondary school catchment it has its own shop/post office, large village stores and two public houses. It is within easy reach of the M4 motorway at Jct 13 and is surrounded by beautiful rolling countryside ideal for walks and other country pursuits. Brockhurst and Marlston House private co-ed schools are a few minutes drive away as is the renowned Downe House girl's public boarding school in the nearby village of Cold Ash.

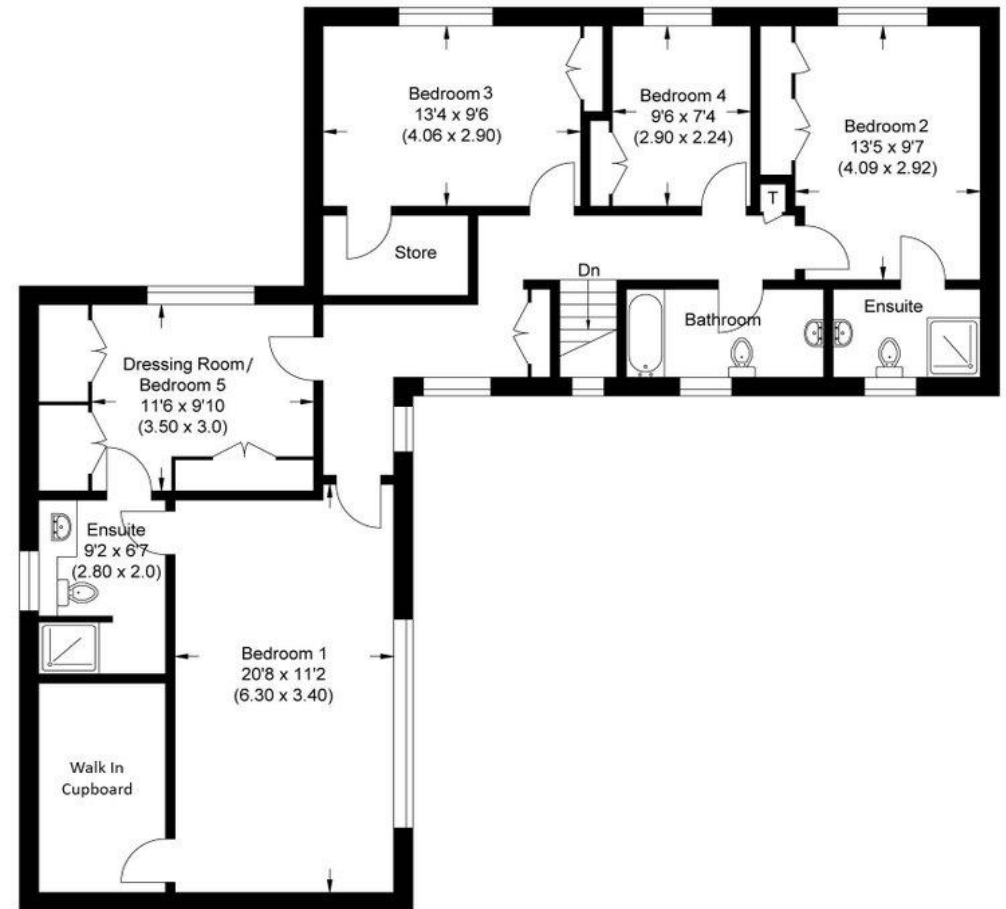




Approximate Gross Internal Area  
 209.77 sq m / 2257.94 sq ft  
 (Excludes Garage)  
 Garage Area 14.80 sq m / 159.30 sq ft



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: TBC**

**COUNCIL TAX BAND: F**  
**2026/2027: £3,583.39.**

**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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