



DOWNER & CO

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Orchard Side, Deacons Lane, Hermitage RG18 9RJ
Price: £850,000

Features.



Description.

An extended and improved five bedroom home located in the ever popular lanes of Hermitage. The property is separated into a four bedroom home with attached one bedroom annex that could be incorporated into the main house if required. The annex is completely self contained and has it's own separate entrance. Locally there is the primary school, shops and pubs, and miles of footpaths through beautiful countryside. The property also falls within the Downs School catchment.

The spacious accommodation in the main house consists of entrance lobby, living room with woodburner, fabulous kitchen/dining room with bi-fold doors, utility room, cloakroom, master bedroom with en-suite, two further double bedrooms, fourth bedroom currently being used as a dressing room and large family bathroom with separate bath and shower.

To the annex is a front door to living/dining room, kitchen, double bedroom and en-suite. Outside, the garden is enclosed and mostly to the front with patio to the rear.



Location.

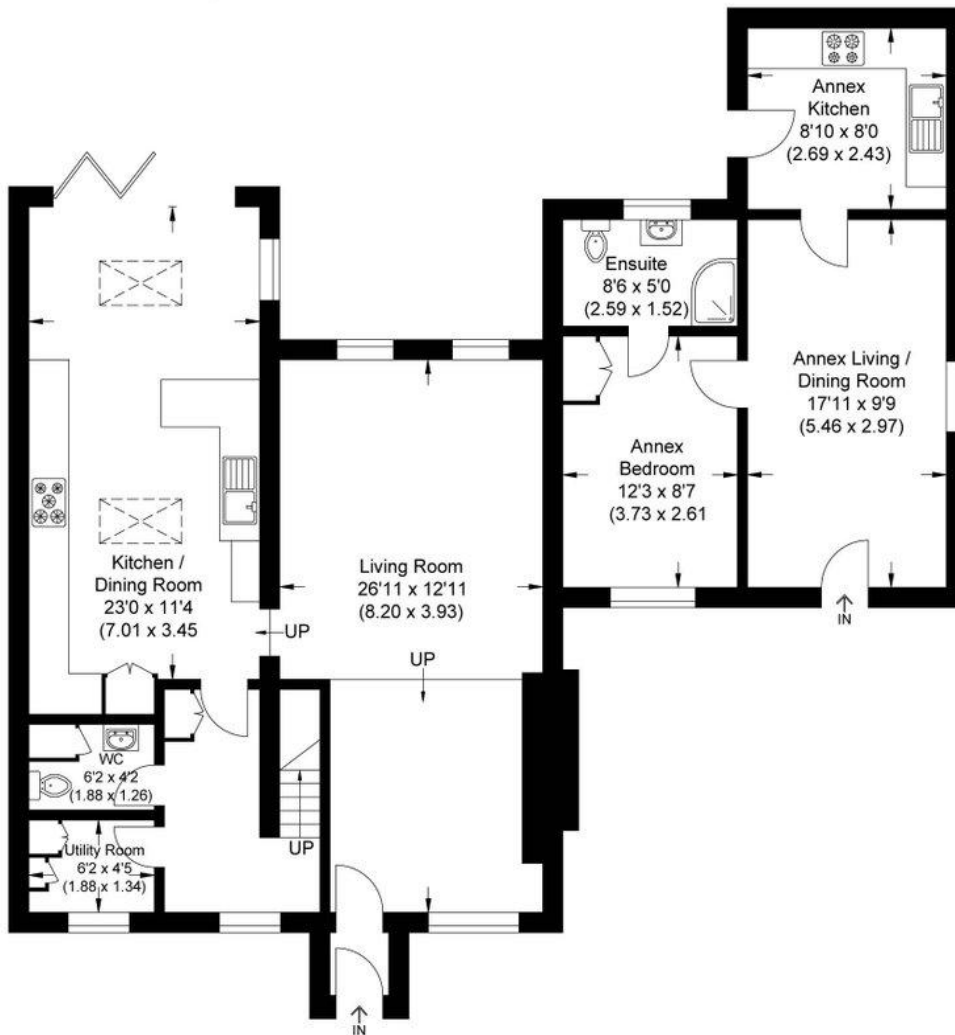
The village of Hermitage offers superb local amenities including a Co-op, garden centre, further local stores/post office, two public houses and a primary school. It also falls within The Downs Secondary School catchment and is surrounded by beautiful rolling countryside offering superb walks including along the old railway line to the nearby village of Hampstead Norreys. Junction 13 of the M4/A34 is a couple of miles away providing excellent access for major transport routes.

The near-by pretty market town of Newbury offers a wide range of shopping facilities including a twice weekly local market, pedestrianised high street with local and national retail stores and major grocery outlets. There is a variety of cafes, restaurants and bars, a multi-screen cinema and the historic Corn Exchange theatre. There is a major rail station with direct links to London Paddington and the West Country.

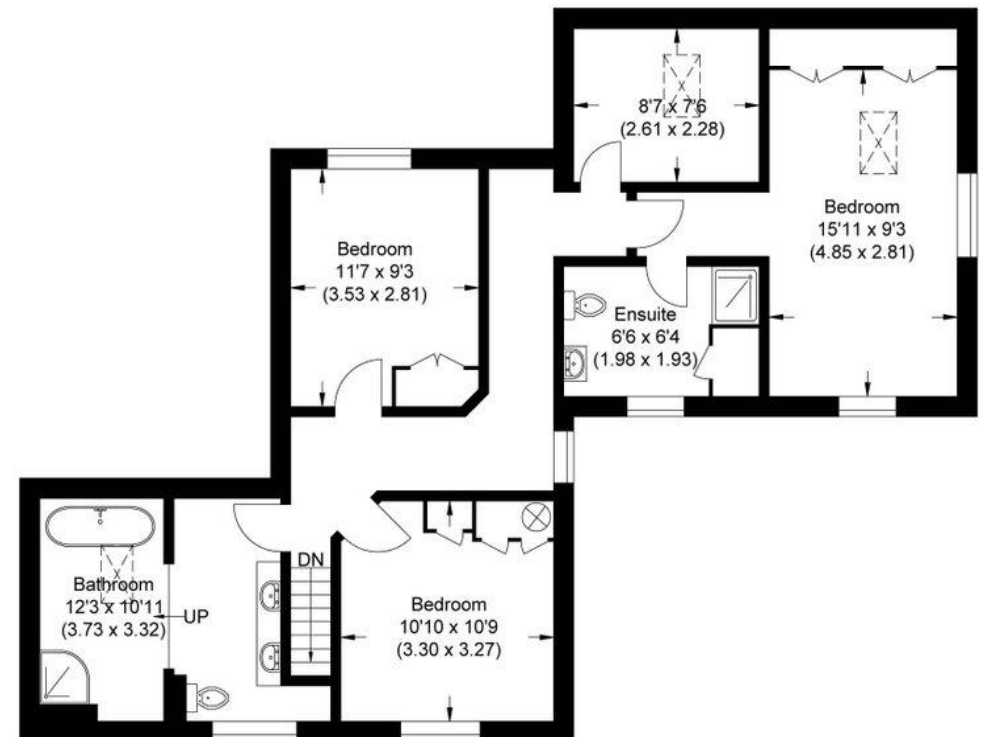




Approximate Gross Internal Area
189.90 sq m / 2044.06 sq ft
(Including Annex)

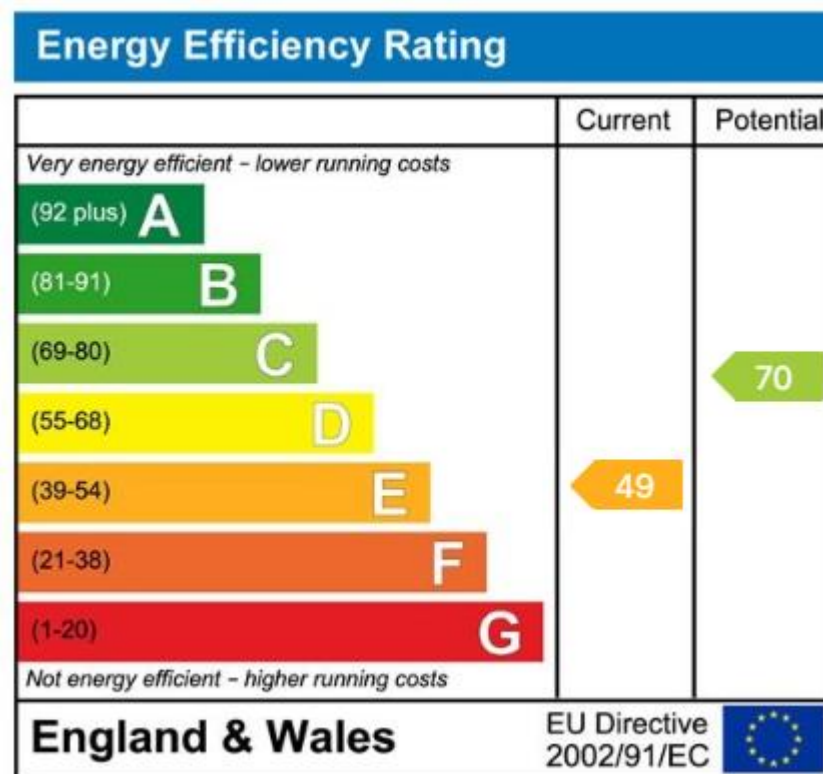


Ground Floor



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: E

COUNCIL TAX BAND: D
2026/2027: £2,480.81.

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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