



CEDARS

Guide Price £799,950

Carter Jonas

CEDARS DEACONS LANE HERMITAGE RG18 9RH

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

Covered porch area · large entrance hall · sitting room · 4 bedrooms · additional rear lounge with patio doors onto garden · kitchen/breakfast room and utility room with WC · detached garage · plenty of parking · large well-tended garden · double glazing · Energy Rating E

SITUATION

The property offers a peaceful location situated on this attractive lane in Hermitage, a popular village north-east of Newbury. There is an active community and good village facilities including a shop/post office, church, pubs, garage, 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 junction 13, which is 2 miles away at Chieveley.

DESCRIPTION

A very spacious detached home in good order and offering huge potential to extend and improve further. The long entrance hall gives access to all principal accommodation with a comfortable sitting room to the front and 2 bedrooms on the right side. The property also offers a good kitchen/breakfast room with large WC/utility room and an impressive additional lounge at the rear with patio doors giving access and views over the large and well-tended rear garden. Upstairs there are 2 further double bedrooms and a large shower room.

A SPACIOUS AND ATTRACTIVE DETACHED CHALET STYLE BUNGALOW WITH IMPRESSIVE GARDENS OF 0.36 OF AN ACRE, DETACHED GARAGE AND PLENTY OF PARKING. THE PROPERTY BENEFITS FROM 2 GENEROUS RECEPTION ROOMS, A KITCHEN/BREAKFAST ROOM AND 4 DOUBLE BEDROOMS. EXTREMELY WELL LOCATED ON THIS QUIET DESIRABLE LANE IN THE SOUGHT AFTER VILLAGE OF HERMITAGE.



OUTSIDE

The large gardens are a particular feature with an extensive gravel frontage and shrubbed borders with plenty of parking and access to the garage. The rear garden is delightful with a large patio leading to generous level lawns all to a westerly aspect. At the rear of the garden there is a lovely copse area, a wonderful setting for all the family to enjoy.

ADDITIONAL INFORMATION

Tenure: Freehold

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

Local Authority: West Berkshire Council - 01635 551111

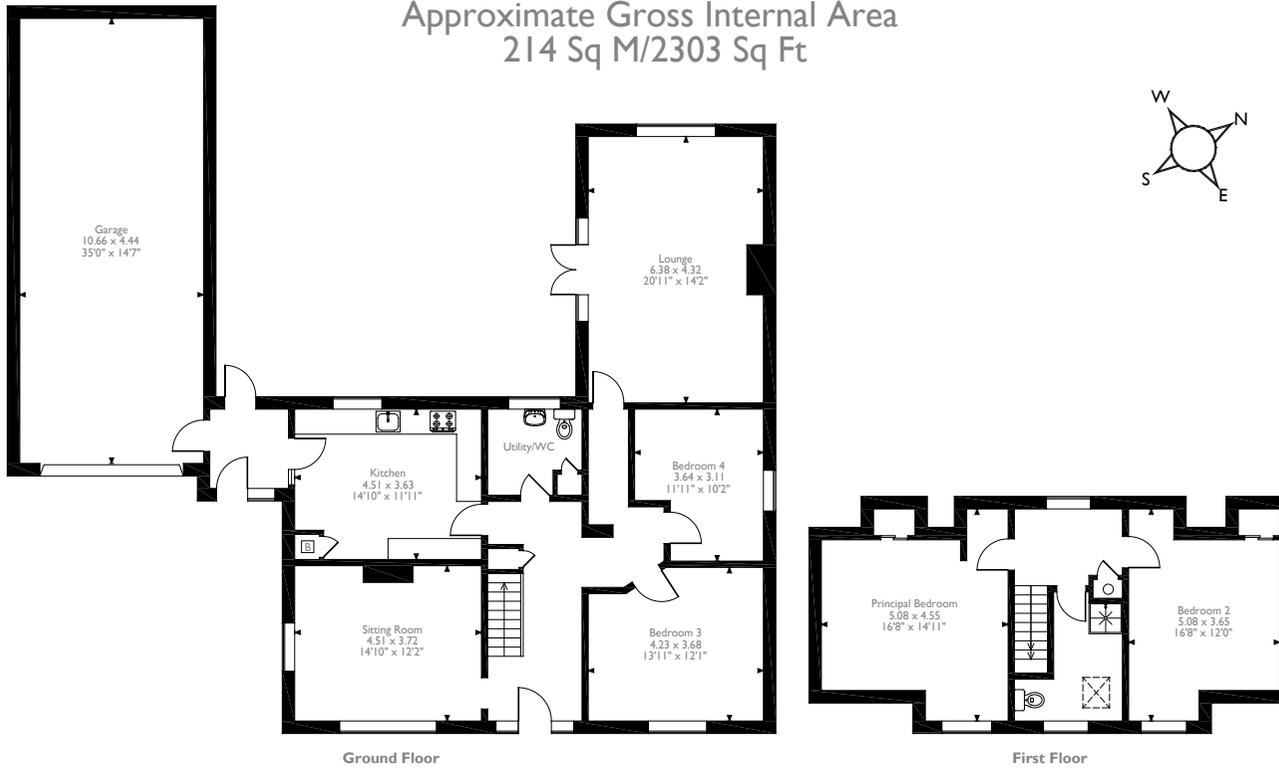
Council Tax: Band F

Viewing: By prior appointment through the Newbury office 01635 263010

Directions: Please use postcode RG18 9RH



Cedars, Deacons Lane Hermitage, Thatcham
 Approximate Gross Internal Area
 214 Sq M/2303 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 | | |
| 55-68 | D | | 68 D |
| 39-54 | E | | |
| 21-38 | F | 32 F | |
| 1-20 | G | | |

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Offices throughout the UK



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