



FERNDALE

Offers in region of £725,000

Carter Jonas

FERNDALE LONG LANE HERMITAGE RG18 9QR

- Newbury town and mainline station 3.5 miles
- Thatcham town and mainline station 4 miles
- A34 2 miles
- M4 (J13) 2.8 miles

Spacious entrance · cloakroom · sitting/dining room · kitchen/breakfast room · family room · conservatory · small conservatory/boiler room · principal bedroom suite with built in wardrobes and en suite shower room · 3 further double bedrooms · family bathroom · large garage and car port with driveway parking for multiple cars · well-tended front and rear gardens · solar panels for hot water and electricity · Energy Rating C

SITUATION

Hermitage is 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 2.8 miles away at Chieveley.

DESCRIPTION

Ferndale is a well maintained family home offering just over 1,700 sq ft of flexible and light living space. On entering the property there is a welcoming entrance hall which gives access to a delightful sitting/dining room with bay window to the front and to the rear a sliding door to the conservatory.

A SUBSTANTIAL DETACHED HOUSE SITTING CENTRALLY WITHIN ITS GOOD SIZED PLOT WITH EXCELLENT GARAGING AND LOCATED IN THIS SOUGHT AFTER VILLAGE WITHIN THE CATCHMENT OF CURRIDGE PRIMARY SCHOOL AND THE DOWNS SCHOOL IN COMPTON.



The entrance hall also provides access to the family room with bay window to the front, downstairs cloakroom and kitchen/breakfast room which has a range of eye and base level units and plenty of space for a dishwasher, washing machine and drier. Adjoining the kitchen and accessed from outside is a second conservatory which houses the boiler. Upstairs provides a spacious principal bedroom containing built-in wardrobes and en suite shower room. There are 3 further double bedrooms with built in wardrobes and the family bathroom.

OUTSIDE

To the front there is an area of lawn and large tarmac drive with parking. The drive also gives access to the rear double garage and carport. The rear garden is well-tended and has a feature low brick wall housing a variety of shrub and flowers.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Oil fired central heating, mains water, electricity and drainage

Local Authority: West Berkshire Council - 01635 551111

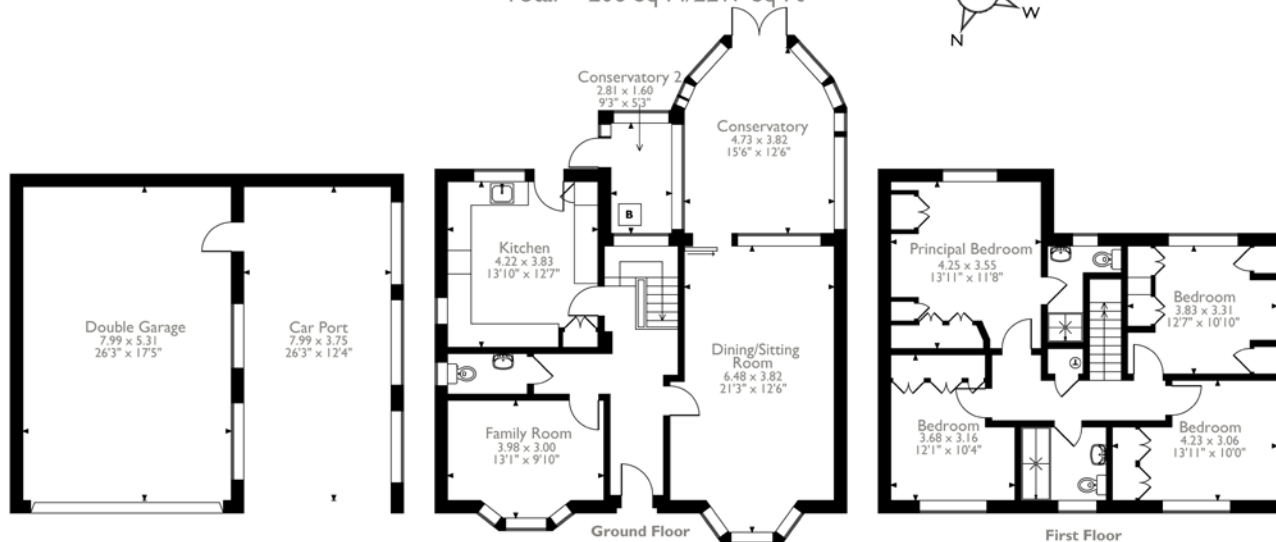
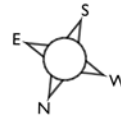
Council Tax: Band E

Viewing: By prior appointment through the Newbury office 01635 263010

Directions: Please use postcode RG18 9QR



Ferndale, Long Lane, Hermitage, Thatcham
 Approximate Gross Internal Area
 Main House = 160 Sq M/1722 Sq Ft
 Garage = 42 Sq M/452 Sq Ft
 Outbuilding = 4 Sq M/43 Sq Ft
 Total = 206 Sq M/2217 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		84 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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