



ELM GABLE

Guide Price £750,000

Carter Jonas

ELM GABLE HAMPSTEAD NORREYS ROAD HERMITAGE RG18 9SA

Newbury and Newbury station 5.5 miles

M4 (J13) and A34 3.5 miles

Entrance hall · sitting room · kitchen · dining room · study/
bedroom 5 · principal bedroom with en suite · 3 further
bedrooms · family bathroom · utility room · garage · store ·
garden and grounds of 0.2 acres · large block paved drive ·
Energy Rating D

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 3.5 miles away at Chieveley.

DESCRIPTION

Elm Gable was built in the 1960's and extended in the 1970's and has been occupied by the same owner for approximately the last 50 years. The property is deceptively spacious inside and offers an exciting opportunity for an incoming buyer. The accommodation briefly comprises an open hallway with open tread staircase and doors to the principal ground floor rooms. The current ground floor layout has been arranged with a large sitting room with working fire, kitchen with adjoining dining room, study, principal bedroom with en suite and a further double bedroom complimented by a family bathroom.

A SUBSTANTIAL DETACHED PROPERTY SITTING WITHIN A PLOT OF .2 OF AN ACRE WITH SOUTH WEST FACING GARDEN BACKING ON TO WOODLAND, AND LOCATED IN THIS SOUGHT AFTER VILLAGE WITHIN THE CATCHMENT OF THE DOWNS SCHOOL IN COMPTON.



From the kitchen there is a door that leads to a utility room and garage. Upstairs there are 2 double bedrooms, one with eaves storage, and a separate WC.

OUTSIDE

To the front the large block paved drive allows access to the garage and is enclosed with park panel fencing and mature shrubs. The beautiful rear garden is a particular feature of this property and has an excellent patio adjacent to the house and plenty of well-tended shrub and flower beds. The rest of the garden is laid to lawn and surrounded by part wooden panel fencing and hedges. The garden also benefits from being predominantly west facing and backing onto woodland.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Gas fired central heating, mains water, electricity, and drainage.

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 9SA



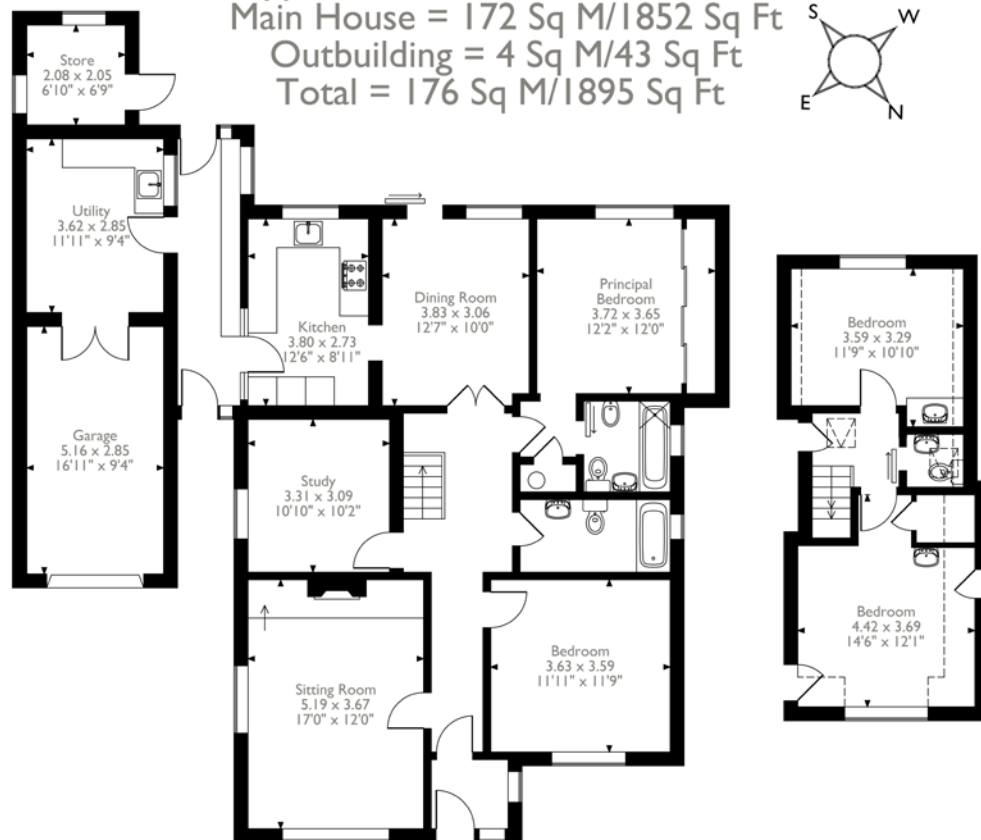
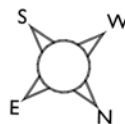
Elm Gable, Hampstead Norreys Road, Hermitage, Thatcham

Approximate Gross Internal Area

Main House = 172 Sq M/1852 Sq Ft

Outbuilding = 4 Sq M/43 Sq Ft

Total = 176 Sq M/1895 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	58 D	68 D
39-54	E		
21-38	F		
1-20	G		

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