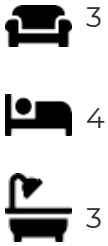




4 Kiln Close, Hermitage RG18 9TQ
Price: £650,000

Features.



NO ONWARD CHAIN

Description. Located in a small cul-de-sac in the middle of the village is a well presented, extended four bedroom detached family home with good sized west facing garden and double garage. Locally the primary school is within a short walk, and the house is also within the Downs School catchment. On the doorstep there are a couple of public houses, shops, and miles of footpaths through stunning countryside.

The accommodation consists of entrance hall, large kitchen/dining room, separate dining room, living room, wet room downstairs, master bedroom with en-suite, two further double bedrooms, fourth bedroom and family bathroom. Outside, the garden faces west and there is a patio adjacent to the kitchen. To the front of the property there is driveway parking for several vehicles, and an EV point. Benefits include upvc double glazing and solar hot water system.



Location.

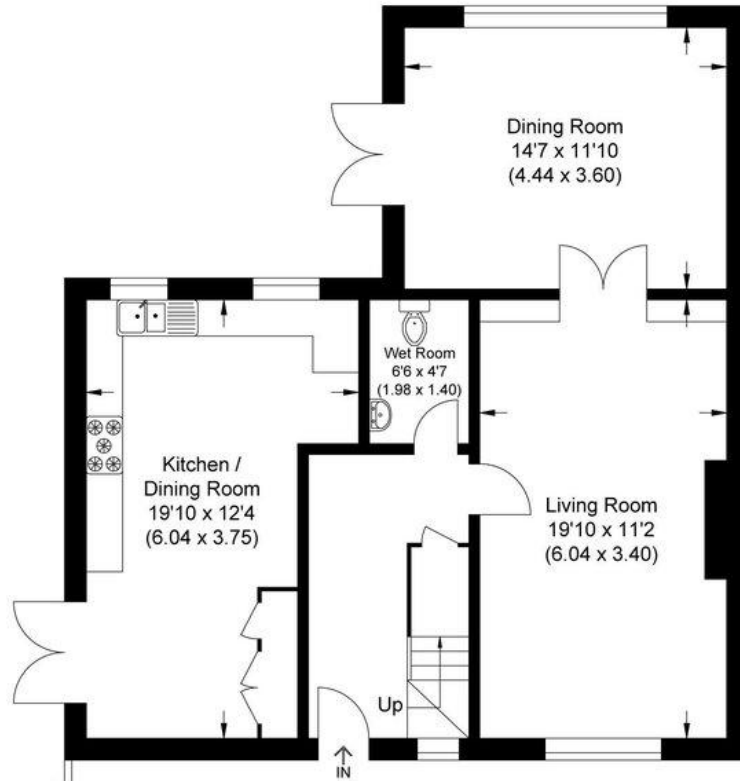
The village of Hermitage offers superb local amenities including a Co-op, garden centre, further local stores/post office, two public houses and a primary school. It also falls within The Downs Secondary School catchment and is surrounded by beautiful rolling countryside offering superb walks including 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.

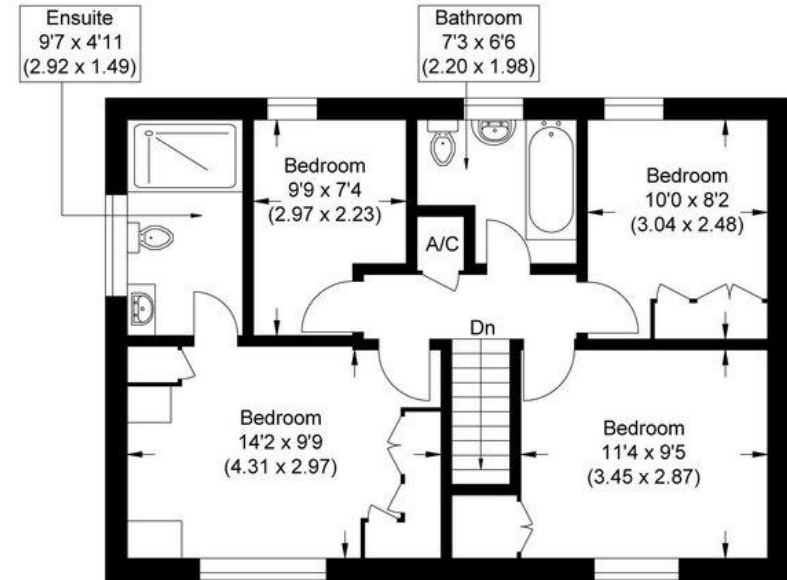




Approximate Gross Internal Area
120.20 sq m / 1326.11 sq ft
(Excludes Garage)
Garage Area 29.48 sq m / 317.32 sq ft



Ground Floor



First Floor

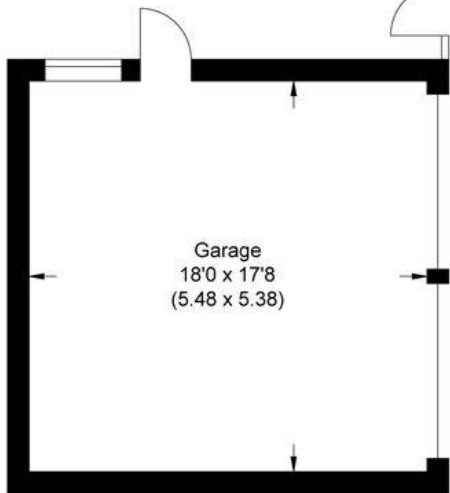
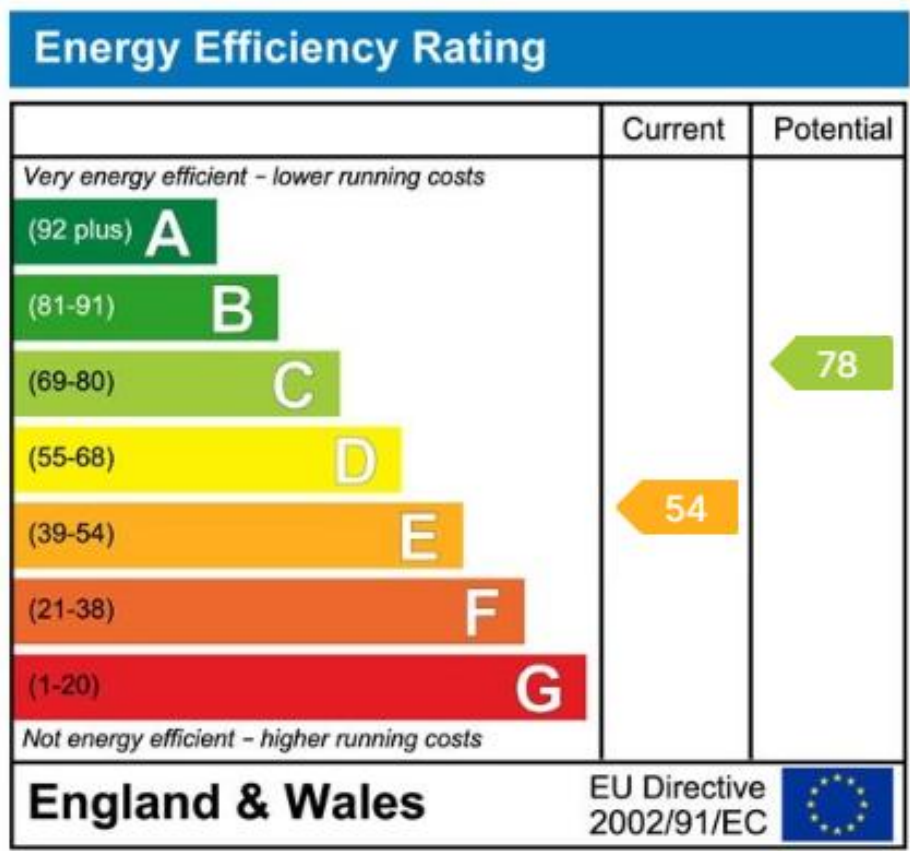


Illustration for identification purposes only, measurements are approximate, not to scale.



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: E

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.

Downer & Co Estate Agents
 44 Cheap Street
 Newbury
 Berkshire
 RG14 5BX

01635 523777

www.downer.co.uk