

DOWNER & CO

TRUSTED SINCE 1988

2 Kiln Close, Hermitage RG18 9TQ

Price: £625,000

Features.

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Description.

Detached five bedroom family home, located in a quiet cul-de-sac, in the centre of the village, within walking distance of the local primary school and all the village amenities and within the Downs secondary school catchment,

The well presented accommodation comprises entrance porch, hall, cloakroom, dual aspect living room with working wood burner and french doors opening to the rear garden, kitchen/dining room, utility room, study, garage, master bedroom with en-suite bathroom with additional walk-in shower, four further bedrooms and family bathroom. Benefits include driveway parking for five-six cars, garage with electric doors, low-maintenance rear garden with artificial grass, EV charger, oil fired central heating, solar panels (owned not leased) and double glazing throughout.







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.

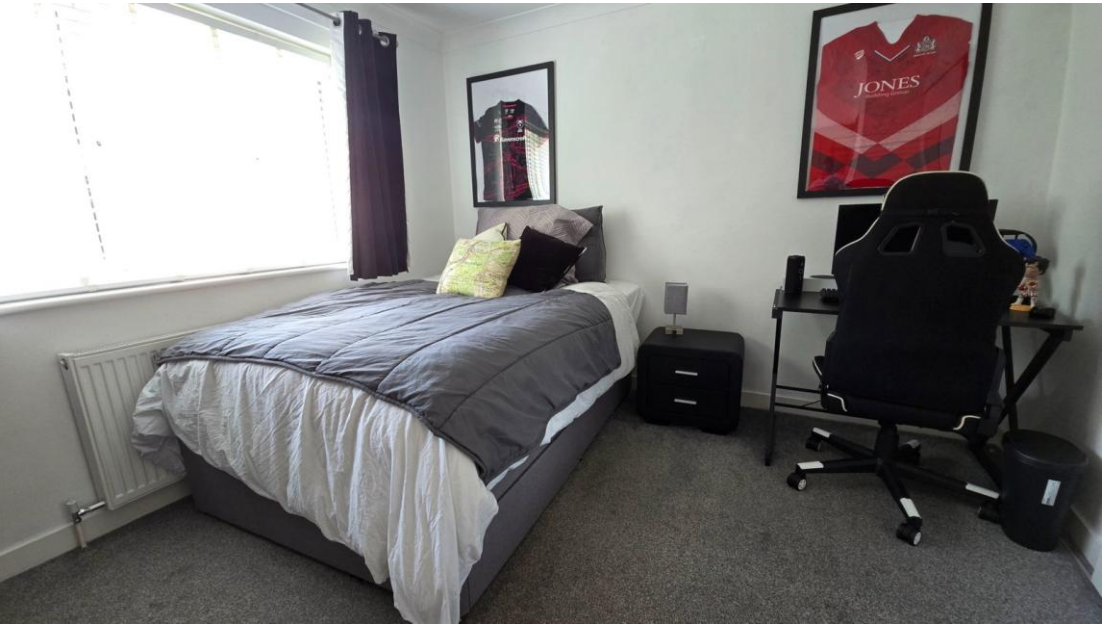
The near-by pretty market town of Newbury offers a wide range of shopping facilities including a twice weekly local market, pedestrianised high street with local and national retail stores and major grocery outlets. There is a variety of cafes, restaurants and bars, a multi-screen cinema and the historic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










JONES

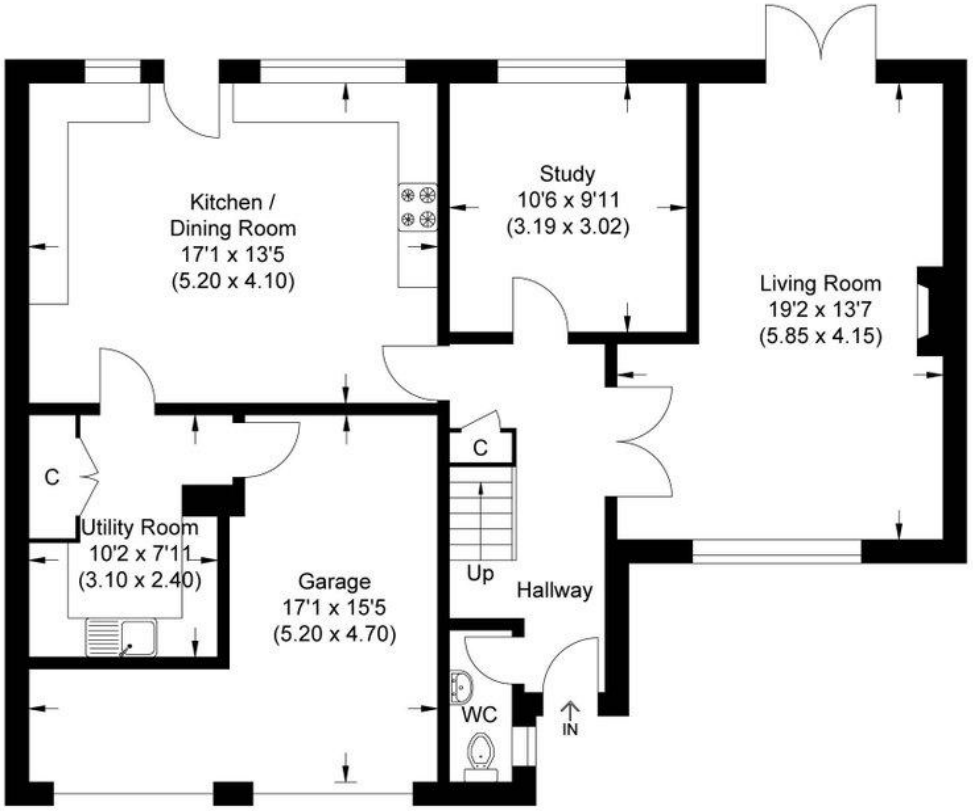




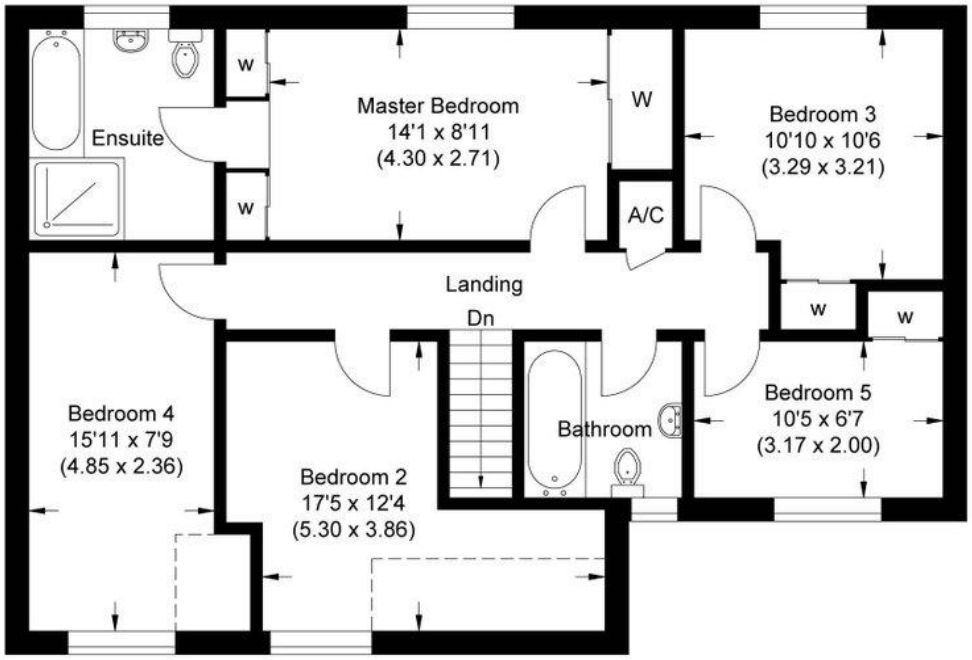


Approximate Gross Internal Area
171.74 sq m / 1848.59 sq ft
(Includes Garage)
Garage Area 15.90 sq m / 171.14 sq ft

= Restricted Head Height



Ground Floor

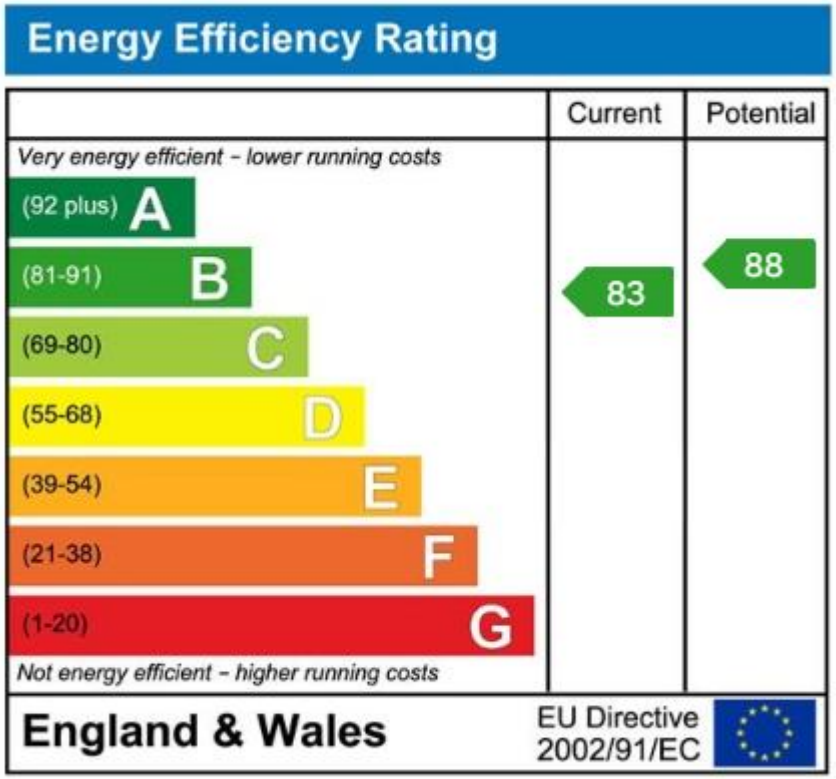


First Floor

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: B

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.

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