



**CAPPELLA**  
£599,950

**Carter Jonas**



## **CAPPELLA CHAPEL LANE HERMITAGE RG18 9RL**

- Newbury town and mainline station 3.5 miles
- Good access to M4 (J13) and A34

Detached family house · wonderful village location · 5 bedrooms · 2 reception rooms · 2 bathrooms · cloakroom · generous driveway · garage · private garden · great village location with woodland and countryside close by · no onward chain · 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 2.8 miles away at Chieveley.

### **DESCRIPTION**

A covered porch leads to an inner hallway and gives access to a modern well-equipped kitchen to the right hand side and beyond to a spacious living room with sliding doors to a lovely open outside terrace and double doors with views and access to the main garden. There is a separate dining room with staircase leading upstairs and a large bathroom with separate shower and bath and separate WC. There are also 2 bedrooms to the ground floor giving excellent flexible living accommodation. Upstairs the feeling of light and space continues with 3 further bedrooms and an additional bathroom.

**A SPACIOUS DETACHED FAMILY HOME WELL LOCATED IN A HIGHLY DESIRABLE LANE IN THIS POPULAR VILLAGE. THE PROPERTY BENEFITS FROM 5 BEDROOMS, 2 RECEPTION AREAS, GENEROUS PARKING, GARAGE AND LOVELY SOUTH WESTERLY FACING GARDENS.**





## OUTSIDE

The property benefits from a generous driveway with extensive parking which also gives access to the garage. At the rear there is a large deck area to the side offering a great private space to relax, the deck continues around to the rear with short steps down to a well-tended lawn, fully enclosed and south westerly facing.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** Mains electricity, water and drainage, gas fired central heating

**Local Authority:** West Berkshire Council - 01635 551111

**Council Tax:** Band E

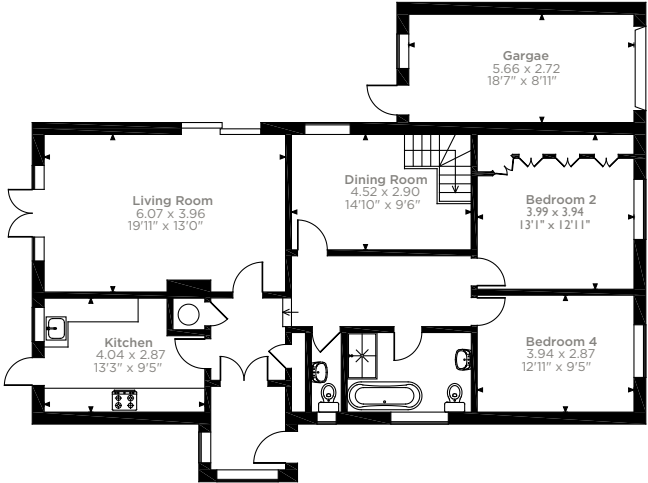
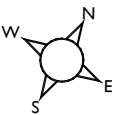
**Viewing:** By prior appointment through the Newbury office 01635 263010

**Directions:** Please use post code RG18 9RL

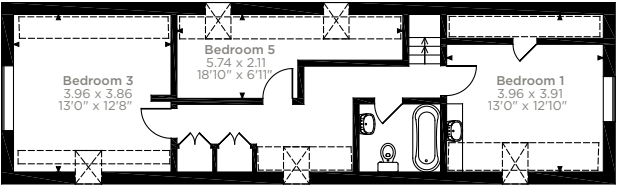




Cappella, ChapelLane Hermitage, Thatcham  
 Approximate Gross Internal Area  
 Main House = 167 Sq M/1795 Sq Ft  
 Garage = 15 Sq M/161 Sq Ft  
 Total = 182 Sq M/1956 Sq Ft



Ground Floor



First Floor

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             |         | 86 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 58 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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