



**KILN COTTAGE**

Guide Price £475,000

**Carter Jonas**

# KILN COTTAGE RIDGWAY CLOSE HERMITAGE RG18 9RA

- Newbury town and mainline station with trains to London Paddington 4 miles  
- M4 (J13) and A34 2 miles

Porch · entrance hall · sitting room · kitchen · conservatory · first bedroom with built in wardrobes and ensuite · second bedroom with ensuite and wardrobes · double-glazing · wonderful private gardens to the front, side and rear · off street parking · hidden cul de sac location in this popular village · 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 miles away at Chieveley.

## DESCRIPTION

The property benefits from a covered porch into the entrance hall with a bright and spacious sitting room with attractive fireplace and wood burner which opens to a good quality conservatory with access to delightful private front gardens. There are two comfortable double bedrooms, both with modern and impressive ensuite facilities and a fitted kitchen with stable door to the rear.

**A VERY ATTRACTIVE AND WONDERFULLY LOCATED 2 BEDROOM PERIOD COTTAGE BENEFITTING FROM CHARMING CHARACTER FEATURES INCLUDING EXPOSED OAK BEAMS ALL WITH A MODERN CONTEMPORARY TWIST AND OFFERING BRIGHT AND SPACIOUS ACCOMMODATION. WITH PRIVATE PARKING, AND LOVELY HIDDEN GARDENS.**



## OUTSIDE

The location and gardens are a particular feature at Kiln Cottage, it is approached up a lane leading from the cul de sac and to the front there is private parking for two cars, before a gated path leads into the gardens. Generous lawns to the front and a large patio gives plenty of southerly sun and a lovely place to relax and appreciate the peaceful surroundings. There are further gardens to the side and with a pretty brick shed for storage enroute to a similarly attractive rear patio, perfectly private for alfresco enjoyment.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

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

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

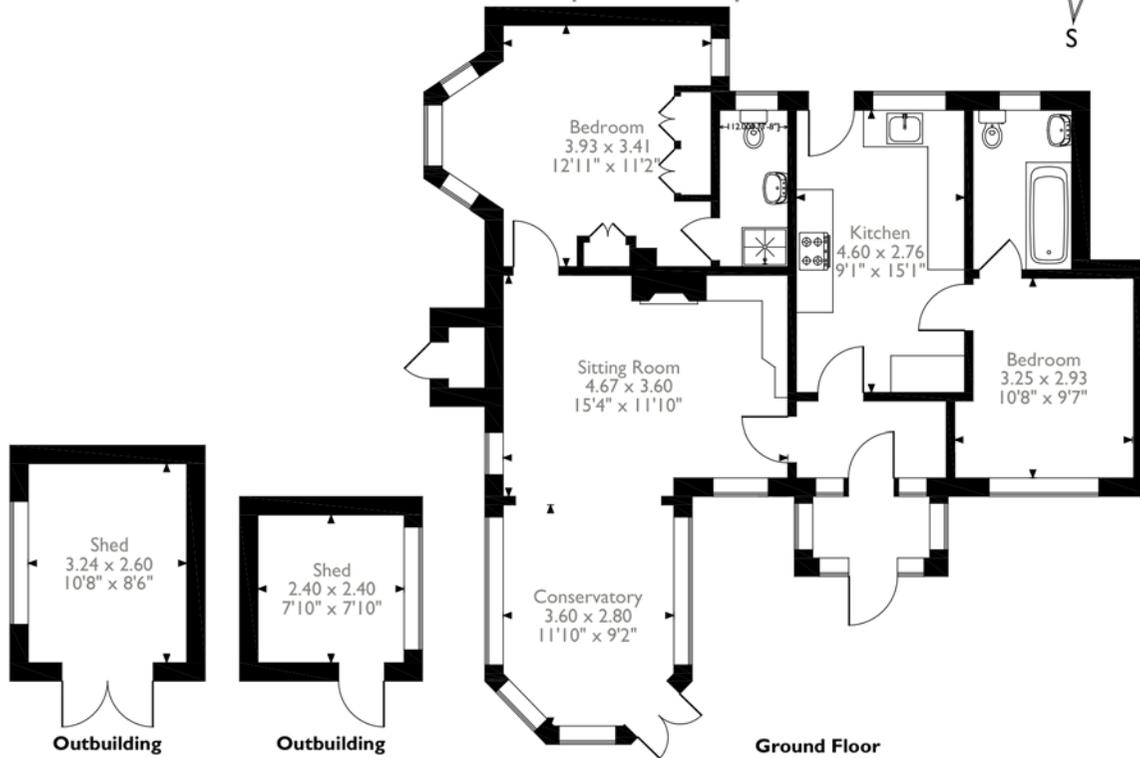
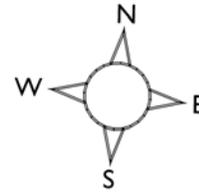
**Council Tax:** Band D

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

**Directions:** Please use postcode RG18 9RA



Kiln Cottage, Ridgeway Close, Hermitage, Thatcham  
 Approximate Gross Internal Area  
 Main House = 79 Sq M/850 Sq Ft  
 Outbuilding = 20 Sq M/216 Sq Ft  
 Total = 99 Sq M/1066 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		75 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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