



**REDLANDS**

Yattendon Road, Hermitage, RG18 9RQ

**Carter Jonas**



## **REDLANDS, YATTENDON ROAD, HERMITAGE, RG18 9RQ**

Newbury town centre 5.5 miles

Newbury mainline station with trains to London  
Paddington in less than one hour 6.5 miles

M4 (junction 13) and A34 3 miles

Entrance hall · cloakroom · sitting room ·  
superb kitchen/dining/family room · study · utility room  
landing · principal bedroom with dressing area  
and full ensuite bathroom · 4 further double bedrooms  
· family bathroom · gated drive · double garage  
private parking · log cabin/garden office · lovely  
garden of approximately 0.5 acres · Energy Rating C

### **SITUATION**

Redlands is tucked away in a very private location in an area of Hermitage known as Little Hungerford. This part of the village is an attractive collection of small lanes containing a number of individual properties. Redlands is very secluded as it is surrounded by its own established garden, yet it is within easy access to the centre of the village. Hermitage is a popular village northeast 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.

### **DESCRIPTION**

Redlands is an attractive detached house that has been a lovely home offering excellent accommodation.

**SITUATED IN THIS VERY POPULAR VILLAGE AN ATTRACTIVE FAMILY HOME PROVING SPACIOUS ACCOMMODATION, TOGETHER WITH A PRIVATE GARDEN, DOUBLE GARAGE AND LOG CABIN/OFFICE, AND WITHIN THE DOWNS SCHOOL CATCHMENT.**





The ground floor has an entrance hall, a cloakroom, a fantastic and very light and open plan kitchen/dining/ family room with two sets of bi-fold doors providing access to the garden, a sitting room with doors leading to the garden and a wood burning stove, a study and utility room. Upstairs there is a principal bedroom with dressing area and full ensuite bathroom, four further bedrooms, two with built-in wardrobes and the family bathroom. There is a fully boarded loft.

### **OUTSIDE**

The property is approached via though double gates beyond which is a large drive providing plenty of parking and access to the detached double garage. There outside lighting and the garden then extends round the property. Directly behind the house there is large terrace, which is partly covered, and is ideal for outside entertaining. The garden is mainly to lawn but has several shrubs including apple and pear trees. A main feature of the garden is the detached log cabin which is a great extra playroom space or a perfect home office. In all the total plot measures 0.5 acres.

## **ADDITIONAL INFORMATION**

Tenure: Freehold

Services: Mains water, electricity and drainage, gas fired central heating. Security alarm, underfloor heating in the family room and ensuite

Local Authority: West Berkshire Council - 01635 551111

Council Tax: Band G

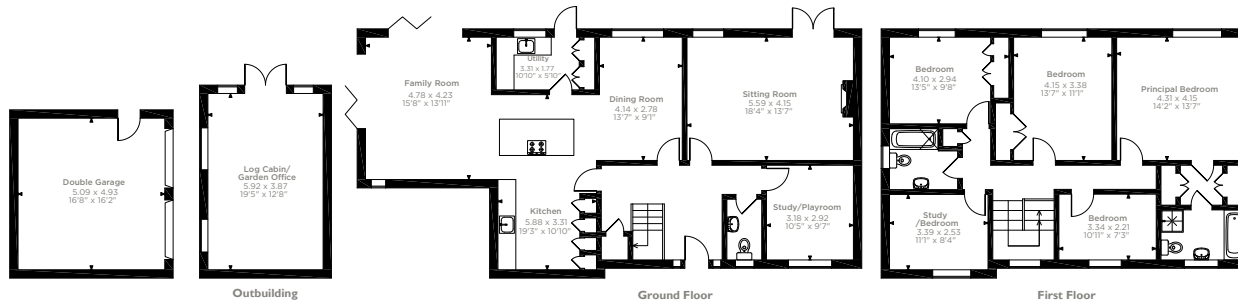
Viewing: By prior appointment through the Newbury office 01635 263010

Directions: Please use post code RG18 9RQ





Redlands, Yattendon Road, Hermitage, Thatcham  
 Approximate Gross Internal Area  
 Main House = 202 Sq M/2175 Sq Ft  
 Garage = 25 Sq M/269 Sq Ft  
 Outbuilding = 23 Sq M/248 Sq Ft  
 Total = 250 Sq M/2692 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		93 A
81-91	B		
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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