

# WARWICK HOUSE

HERMITAGE • WEST BERKSHIRE



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*A brand new 4 bedroom detached family home, built to a very high specification and situated in the popular village of Hermitage, within the school catchment of The Downs.*

Entrance hall • Cloakroom • Kitchen / Breakfast room/Family Room • Utility • Garden Room • Sitting room • Study

.....  
4 bedrooms • Bathroom • Shower room

.....  
Garden



## Warwick House

Warwick House is a new build family home which has been cleverly designed and built to a very high specification by Tyrrell Homes. There is oak flooring throughout the ground floor, the entrance hall leads to an inner hallway giving access to the sitting room, study and cloak room at the front of the house and the kitchen which is positioned at the back the property overlooking the garden. A high-quality bespoke Neptune kitchen has been fitted with quartz worktops, range cooker and Bosch and Neff appliances. The kitchen opens onto the garden room with bi fold doors leading to the garden and a separate utility room is situated next to the kitchen.

A solid oak turning staircase leads to the upstairs landing. There are 4 bedrooms, a family bathroom and shower room which both have marble tiles and underfloor heating.

## Outside

Warwick House is accessed with a gravel driveway proving off road parking to the front of the house,

there's also an area of lawn with some shrubs and trees giving screening from the village lane. An oak porch leads to the front door and there is side access with a sandstone terrace wrapping around the house and giving access to the rear garden, this has been laid to lawn.

## Hermitage, West Berkshire

- Warwick House is situated in the centre of the village. Hermitage is about 4.5 miles away from Newbury and 2.5 miles away from J13 on the M4.
- Newbury, Thatcham and Theale all have mainline stations (Paddington line) and Crossrail services from Reading are expected to start in the near future with two Elizabeth line trains an hour (four an hour at peak time) which will allow passengers to travel right through central London without having to change trains.
- The village of Hermitage offers a range of activities and benefits from a modern village hall and playground, village store and 2 pubs.

There are a wide range of schools in the area, including Hermitage Primary school (within walking distance), The Downs school secondary catchment, Harriet House Montessori, St Andrew's, Brockhurst & Marlston House, Elstree, Cheam, Bradfield College, Downe House and Pangbourne College.

## Services

- Mains water, electricity and drainage. Mains gas central heating.
- Downstairs under floor heating with smart phone app control and CAT 5 Cabling in all rooms.
- Superfast Broadband via Gigaclear is available by subscription
- Council tax – Band F 2019/2020 £2,649.83
- West Berkshire Council

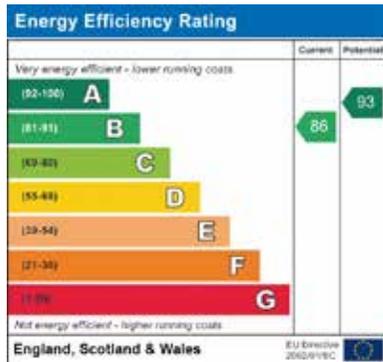


### Guarantees

- 10-year Build Zone insurance-backed guarantee
- 10-year Ideal Boiler guarantee
- 20 year roofing Guarantee
- All Electrical Kitchen Appliances have 2 year John Lewis guarantee
- RG18 9RH

### Fixtures and Fittings

Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.



Approximate Floor Area = 168 sq m / 1800 sq ft



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### Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.