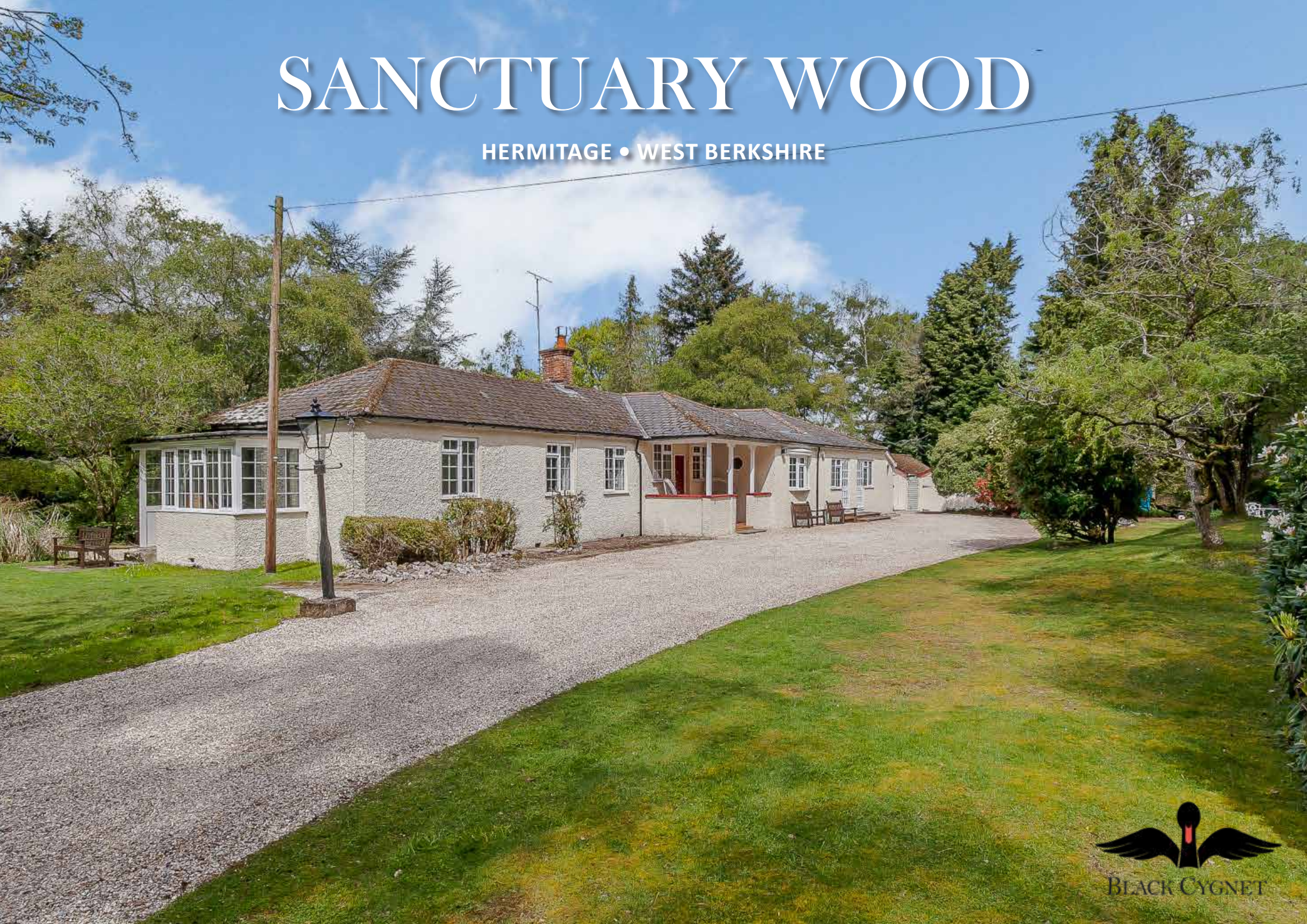


SANCTUARY WOOD

HERMITAGE • WEST BERKSHIRE



SANCTUARY WOOD

HERMITAGE • WEST BERKSHIRE

Sanctuary Wood is a spacious bungalow with well-proportioned rooms. Set in beautiful grounds of approximately 3.5 acres, and situated in a tranquil setting between the popular villages of Hermitage and Cold Ash.

- Porch • Entrance hall • Sitting room • Dining room
- Kitchen/Breakfast room • Utility • Cloak room • Boiler room
- Family room/Bedroom 5

Master bedroom suite with dressing room and en suite

- Bedroom 2 with dressing room and en suite
- Two further bedrooms • Family bathroom

Triple garage • Workshop

- Planning permission granted for two storey house – West Berkshire planning reference 21/01649/FULMAJ

Garden

In all approximately 3.57 acres



Sanctuary Wood

Sanctuary Wood is a spacious family home which sits perfectly within its grounds of approximately 3.57 acres. There are well proportioned rooms which enjoy views across mature woodland. The current owners have obtained planning permission for a replacement dwelling, information on this can be found through West Berkshire Council, ref. no:21/01649/FULMAJ. The accommodation is versatile, currently used as a 5 bedroom house. A large reception hall leads to a spacious sitting room which has a bay window and French doors leading to the family room/bedroom 5. There is a fully appointed open plan Kitchen/Breakfast room, a dining room with more French doors leading to garden. The utility/boot room are positioned at the back of the property.

The property has 4 spacious bedrooms, the Principal and Guest bedroom both have a dressing room and en suite, in addition to the family bathroom with separate bath and shower. Bedroom 5 is positioned at the end of the house, behind the sitting room, this could also be used as a family room.

A new driveway sweeps around the woodland giving a private and special approach to the house and provides plenty of parking, there is a double garage and a single garage which has been converted into a gym with new electrics and heating. A new electric car charging unit has also been fitted to the side of the property. The grounds of approximately 3.57 acres are made up of a lawn around the house and mature woodland. Slanting Hill is an area of Outstanding Natural Beauty.

Hermitage, West Berkshire

Sanctuary Wood is situated on the edge of the popular village of Hermitage. The village is about 4.5 miles away from Newbury and J13 on the M4 is about 2.5 miles. Newbury, Thatcham and Theale all have mainline stations on the Paddington line

The village of Hermitage offers a range of activities and benefits from a modern village hall and playground, village post office, Co-op supermarket and 2 pubs.

The nearby village of Cold Ash has a village store and post office, plus 2 local pubs. There are two primary schools as well as the popular girls' school Downe House.

There are a wide range of schools in the area, including Hermitage Primary school, 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 and electricity, rewired in 2021. Oil fired central heating. Private drainage with a recently installed sewage treatment plant.
- Connection to Gigaclear ultra-fast fibre broadband is available at the property.
- Council tax – Band F 2022/2023 £2,939.49
- Local authority: West Berkshire Council. Telephone 01635 551111
- RG18 9QG

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.

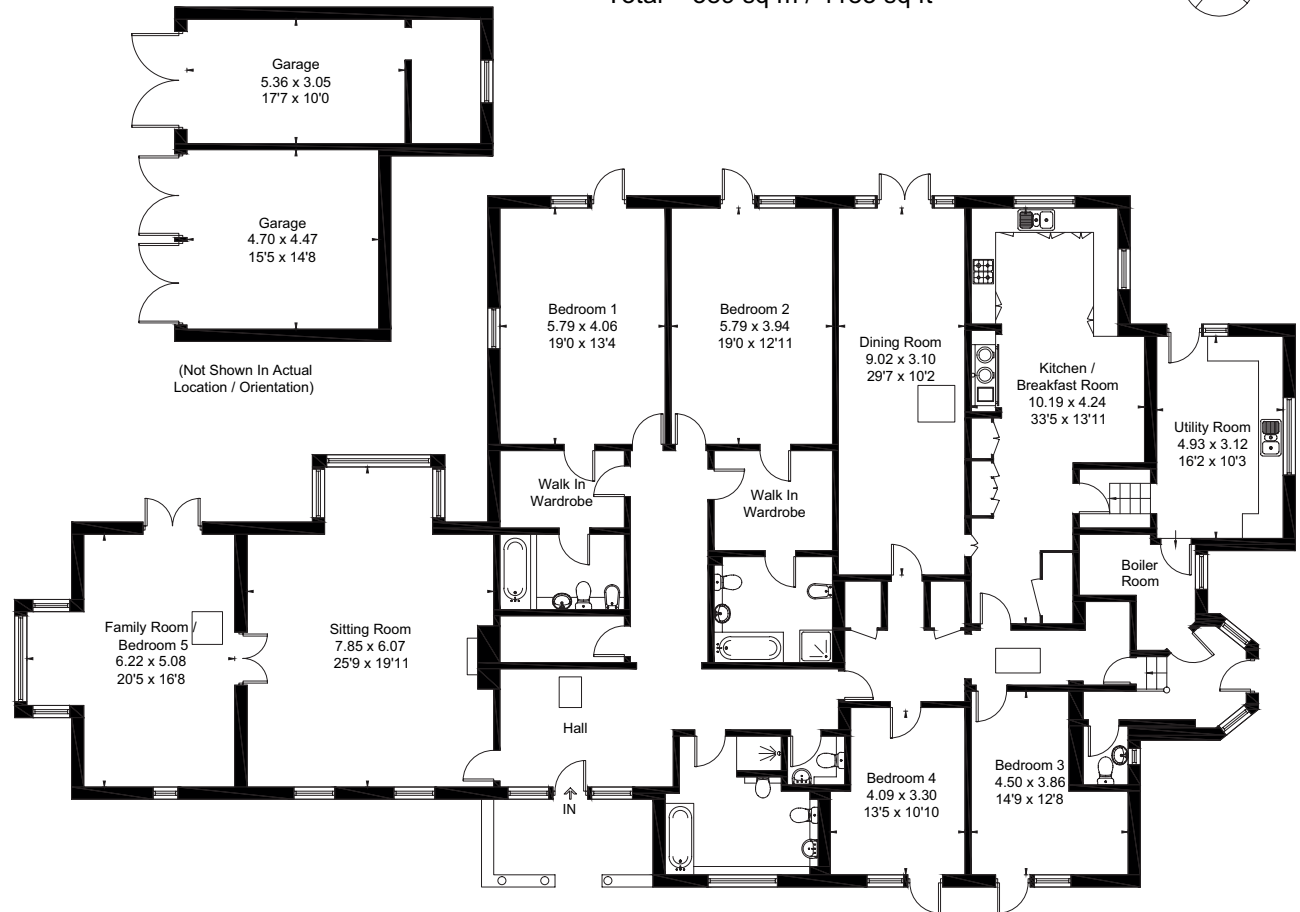
AWAITING EPC
COMPLETION



Black Cygnet Properties Limited
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Approximate Floor Area = 345 sq m / 3712 sq ft
Garage = 44 sq m / 471 sq ft
Total = 389 sq m / 4183 sq ft



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.