



Pippins, Pond Lane, Hermitage, West Berkshire

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Pippins Pond Lane, Hermitage, Thatcham, West Berkshire RG18 9RN

A beautifully appointed five-bedroom bungalow in a popular village setting

M4 (Jct 13) 3 miles, Thatcham town centre 4 miles, Newbury town centre 5 miles, Newbury mainline station 5 miles (40 minutes to London Paddington), Heathrow Airport 45 miles

Sitting room | Dining room | Study | Kitchen/ family room | 5 Bedrooms | Family bathroom | Shower room | Gardens
EPC Rating D

The property

Pippins is a splendid detached bungalow, which has been modernised to create light, airy contemporary accommodation in a popular village setting. The accommodation is arranged across a single accessible level and features four reception rooms and a flexible layout, while outside there is a delightful, private garden.

The main reception rooms are the sitting room and dining room, which are adjoined by a squared archway in a semi open-plan layout. Both rooms have windows to the front and rear, with the sitting room opening onto the garden via French doors. The sitting room also features a fireplace with a log burner. Additionally, there is a study.

The heart of the home is the open-plan kitchen and family room at the rear, which has a ceiling lantern overhead and bi-fold doors connecting to the patio area. The kitchen features sleek, modern units in white, Quartz work surfaces, with breakfast bar and integrated appliances. There is also space for a seating or dining area.

All five bedrooms offer light, attractive styling with wooden flooring and feature wallpapering. There is also a family bathroom and an additional shower room both of which have WCs.

Outside

At the front of the property, the in/out driveway provides easy access and plenty of parking space for several vehicles. The garden is mostly to the rear and extends to more than 150ft, with an area of patio for al fresco dining and a well-kept lawn with border beds filled with established shrubs and flowering perennials. There is also a timber children's climbing frame and several sheds for garden storage.

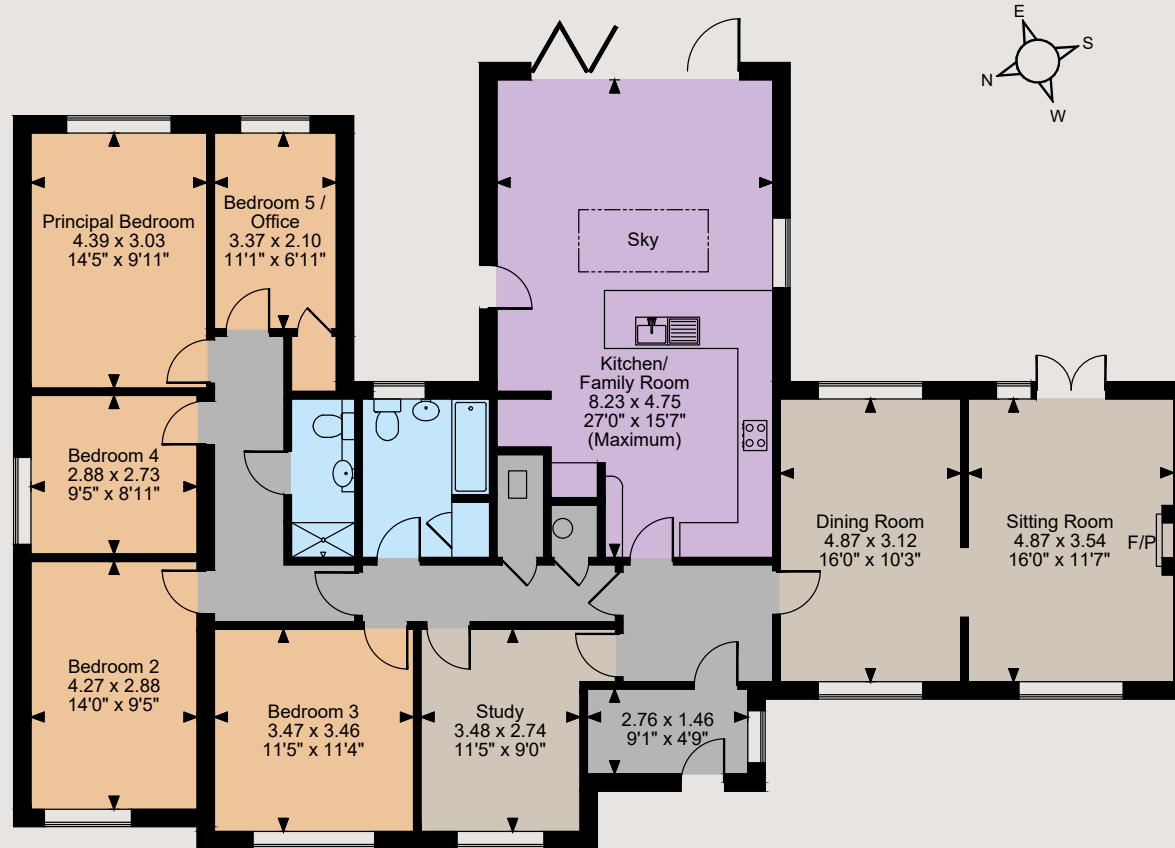
Location

The property is situated in a peaceful location on Pond Lane within the village of Hermitage, north of the bustling market towns of Newbury and Thatcham. Hermitage has a post office, two pubs, a garden centre and a primary school, while Cold Ash offers a village store and post office, plus a local pub and two primary schools. Thatcham has several shops and a choice of restaurants and cafés, while Newbury is another vibrant town with excellent shopping, leisure facilities and a choice of supermarkets. Newbury mainline station offers fast and efficient rail services to London Paddington (40 minutes). There are superb road links in the area, with the M3 and M4 both close-at-hand, providing access towards London, the M25, Heathrow airport, and west towards Bristol and the southwest. The area offers a wide range of state schooling together with a good selection of noted independent schools including St. Gabriel's, Horris Hill, Downe House, Thorngrove, Brockhurst & Marlston House, Cheam and Elstree.





Floorplans
House internal area 1,872 sq ft (174 sq m)
For identification purposes only.



Bungalow

The position & size of doors, windows, appliances and other features are approximate only.
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Directions

From Strutt & Parker's Newbury office, head north on The Broadway and take the first exit at the roundabout onto Oxford Street. At the next roundabout, take the second exit onto Oxford Road and then take the third exit at the next roundabout, onto Western Avenue. Join the A339 and then keep left to filter onto the B4009/Shaw Road. Continue to follow the B4009 for 4.2 miles, into Hermitage, then turn right onto Yattendon Road. Turn left onto Pond Lane and you will find the property on the right.

General

Local Authority: West Berkshire Council
Tel: 01635 551111
Services: Mains electricity, gas and water. Gas fired central heating. Fibre broadband.
Council Tax: Band E
Tenure: Freehold
Guide Price: £950,000

Planning Permission

Consent was granted in February 2016 under West Berkshire planning reference 16/00560/HOUSE for a single storey kitchen extension with utility room and WC. The kitchen extension has been implemented and permission remains to add the utility room and WC if required. Prospective purchasers are advised to make their own enquiries to the local planning authority.

Newbury

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