



DOWNER & CO

TRUSTED SINCE 1988

18 Pinewood Crescent, Hermitage RG18 9WL
Price: £699,950

Features.

-  3
-  4
-  2

Description.

Occupying a superb edge-of-development position with a beautiful woodland backdrop, this stylishly extended four double bedroom family home offers spacious, modern living in a highly sought-after location. Immaculately presented throughout, the standout feature is the impressive open-plan kitchen, dining and living space, complete with a striking lantern roof and large patio doors opening onto the landscaped rear garden – perfect for both family life and entertaining.

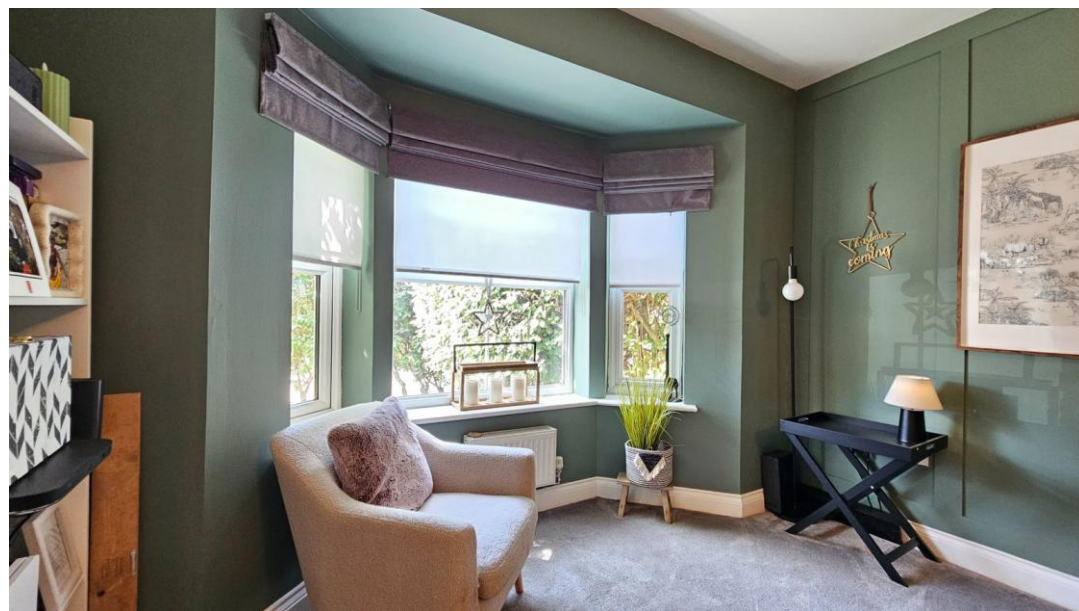
Further accommodation includes a hallway, cloakroom, bay-fronted living room, study, a practical boot room created from the garage conversion and utility facilities hidden behind cupboards in the kitchen area. Upstairs, the master bedroom benefits from an en-suite shower room, alongside three further double bedrooms and a smartly refitted family shower room. Outside, the private rear garden enjoys a peaceful woodland outlook and features several seating areas designed for relaxing and entertaining. A double-width driveway provides ample off-road parking to the front. Ideally located within walking distance of the primary school and in the sought-after Downs Secondary School catchment area, this is a fantastic family home combining style, space and an enviable setting.

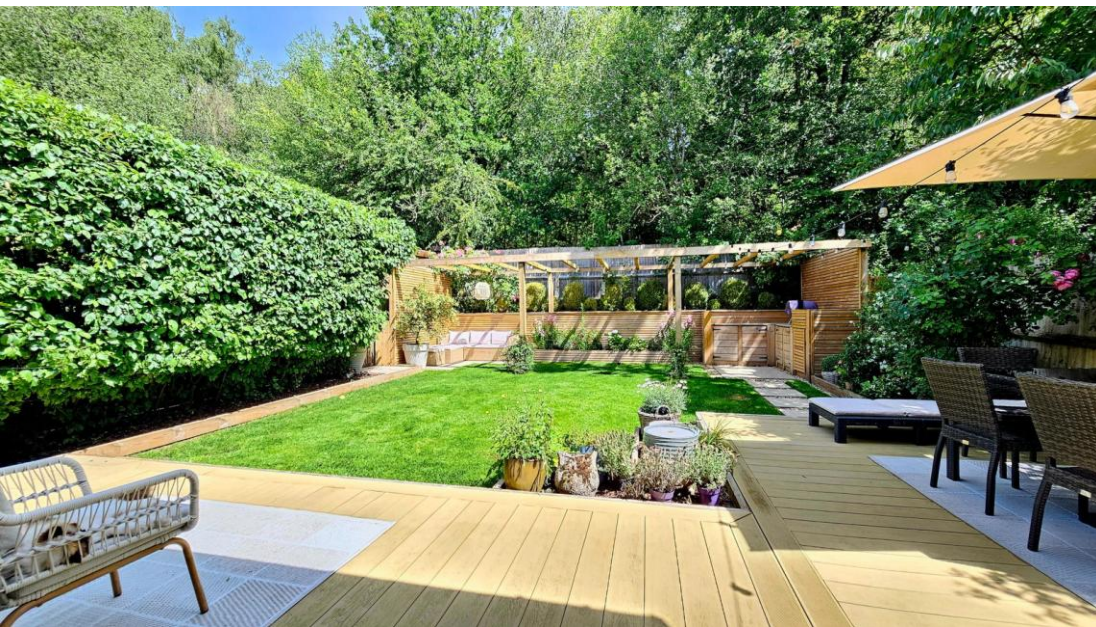


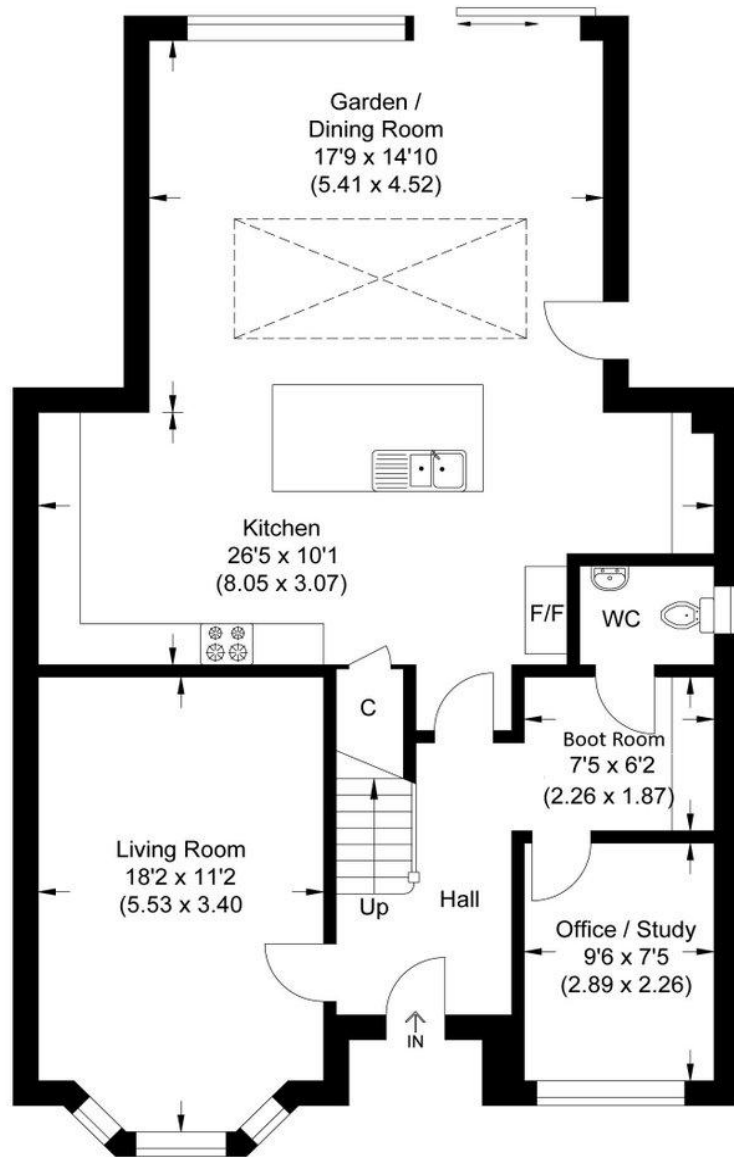
Location.

The village of Hermitage offers superb local amenities including a Co-op, garden centre, further local stores/post office, two public houses and a primary school. It also falls within The Downs Secondary School catchment and is surrounded by beautiful rolling countryside offering superb walks including along the old railway line to the nearby village of Hampstead Norreys. Junction 13 of the M4/A34 is a couple of miles away providing excellent access for major transport routes.

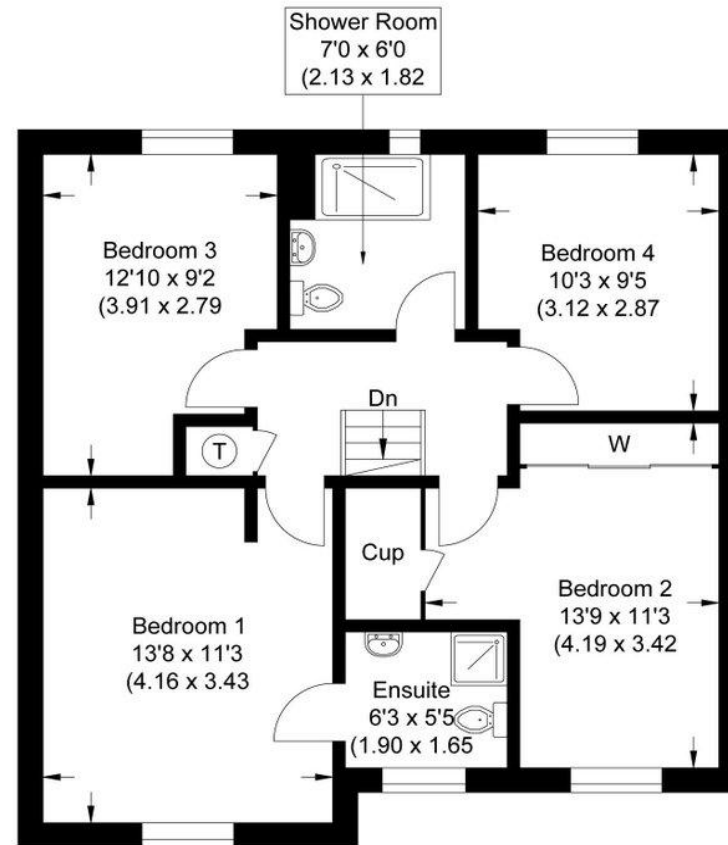
The near-by pretty market town of Newbury offers a wide range of shopping facilities including a twice weekly local market, pedestrianised high street with local and national retail stores and major grocery outlets. There is a variety of cafes, restaurants and bars, a multi-screen cinema and the historic Corn Exchange theatre. There is a major rail station with direct links to London Paddington and the West Country.







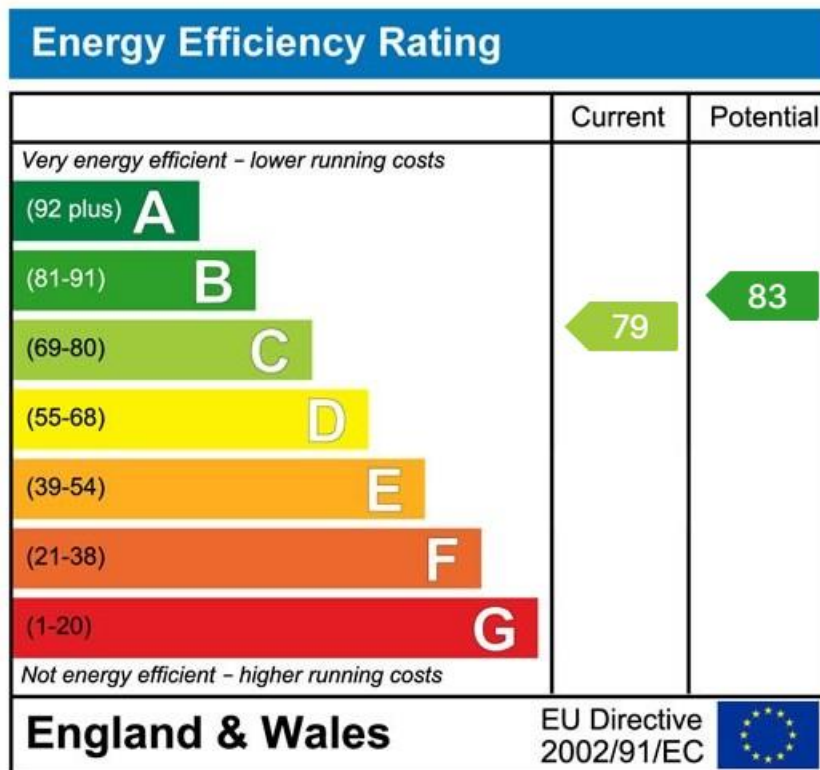
Ground Floor



First Floor

Approximate Gross Internal Area
151.55 sq m / 1631.27 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.



Important Notice

PROPERTY MISDESCRIPTIONS ACT 1991

The information in this document is indicative and is intended to act as a guide only. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Property Misdescriptions Act 1991. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. We would like to point out that all photographs are taken with a wide angle lens and any fitted appliances have not been tested.

EPC: C

COUNCIL TAX BAND: F
2026/2027: £3,583.39.

TENURE: FREEHOLD

For more information on this property or to arrange a viewing please call the office.

Alternatively, visit our website below to view all the details of this property online.

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