



St Martins

Red Shute Hill, Hermitage, West Berkshire

STRUTT
& PARKER

BNP PARIBAS GROUP

A substantial detached home with flexible accommodation, in a sought-after village setting

A stylish family home with five bedrooms, set in a picturesque location surrounded by beautiful, peaceful woodland, creating a secluded and tranquil environment. The property features six reception rooms, offering flexible living and entertaining space with plenty of natural light throughout.



6 RECEPTION ROOMS



5 BEDROOMS



3 BATHROOMS



GARAGING



GARDEN



FREEHOLD



**RURAL/
VILLAGE**



3,249 SQ FT



**GUIDE PRICE
£1,350,000**



The property

St. Martins is an impressive detached house offering more than 3 200 sq. ft of light-filled accommodation arranged over two floors. On the ground floor, the welcoming reception hall leads to the six comfortable reception rooms, which include the spacious, L-shaped sitting room with its wooden flooring, fireplace and triple aspect, including French doors opening onto the garden.

There is a useful home study and a formal dining room, while further living and entertaining space includes the snug and the conservatory, both of which adjoin the kitchen, plus the large family room with its dual French doors opening onto the front garden. The kitchen itself has sleek, contemporary fitted units, a central island and integrated appliances, with the utility room affording further storage and space for appliances.

Upstairs the five bedrooms, two of which are en suite, are well-presented. These include the principal bedroom with its extensive fitted storage and en suite

shower room. Two further bedrooms benefit from built-in storage, including the second bedroom with its en suite bathroom. The first floor also has a family bathroom with a separate shower unit.

Outside

At the entrance to St Martins, gates open onto a gravel driveway that provides ample parking space, including a carport, accommodating three further vehicles. A detached oak-framed double garage with electric doors, provides additional parking and storage. The front garden features a gravel pathway leading to the entrance, along with an area of lawn. At the rear, there is a patio, a timber deck, and gravel terracing, perfect for al fresco dining. Additionally, there is a garden bar with bi-fold doors which could be utilised as a home office. The garden features raised beds with various shrubs, and a lawn bordered by fencing and established hedgerows.



Location

St Martins is situated between the villages of Hermitage and Cold Ash, within close proximity to the 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.

Distances

- Newbury 3.5 miles
- Reading 16 miles
- Heathrow airport 45 miles

Nearby Stations

- Newbury (40 min to London Paddington)

Key Locations

- Newbury racecourse
- Moor Copse Nature Reserve
- Burghfield Lakes
- The Living Rainforest

Nearby Schools

- Downe House
- Horris Hill
- St Gabriels
- Cheam
- Elstree





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

□ □ □ □ Denotes restricted head height

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Floorplans

Main House internal area 3,249 sq ft (302 sq m)

Garage and Carport internal area 617 sq ft (57 sq m)

Garden Bar internal area 76 sq ft (7 sq m)

Total internal area 3,942 sq ft (366 sq m)

For identification purposes only.

Directions

RG18 9QH

///what3words: prongs.litigate.depths

General

Local Authority: West Berkshire Council

Services: Mains electricity and water. Compliant private drainage. Oil-fired heating.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

EPC Rating: D

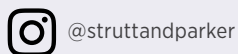
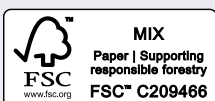
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