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SIMUL MOVERE

Orchard Side
Deacons Lane, Hermitage, RG18 9RJ
£850,000

Set along one of Hermitage's most desirable roads, this beautiful character cottage combines timeless charm with spacious, versatile accommodation extending to over 2,000 sq ft. Enjoying a private and secluded position, the property is beautifully presented throughout and offers the added benefit of a self-contained annexe, making it an exceptional home for multi-generational living, independent family accommodation or those seeking additional flexibility.

Moving Together





- Desirable village location
- Characterful cottage
- Over 2,000 sq ft
- Self-contained annexe
- Private position

- Generous driveway
- Versatile accommodation
- Beautifully presented
- Charming interiors
- Secluded gardens

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Description

Tucked away in a particularly desirable position within the sought-after village of Hermitage, Orchard Side is a beautiful character cottage offering a wonderful balance of traditional charm and contemporary living. Combining attractive period features with thoughtfully presented interiors, this is a home that offers both warmth and individuality. With over 2,000 sq ft of accommodation, including a self-contained annexe, the property provides an impressive degree of space and flexibility, ideally suited to a variety of changing lifestyle needs.

The main living accommodation offers a lovely blend of character and modern practicality. Exposed ceiling timbers, attractive fireplaces and welcoming reception spaces create an inviting atmosphere, while the more contemporary kitchen and adjoining living areas provide excellent everyday functionality. The kitchen is fitted with modern cabinetry and integrated appliances, with a stylish finish that complements the character of the original cottage. The generous proportions and versatile arrangement of the accommodation provide plenty of scope for both relaxed family living and entertaining, with attractive views and natural light enhancing the overall feel.

The bedroom accommodation is equally appealing, with a selection of well-presented rooms offering comfortable and adaptable spaces for family members and guests alike. The bathrooms have been finished to a contemporary standard, with attractive fittings, modern tiling and quality sanitaryware. Of particular appeal is the self-contained annexe, providing valuable independent accommodation which could be ideal for an older relative, adult children, visiting family or those requiring a separate space to work.



















Outside

The property enjoys a wonderfully private and secluded setting, with established gardens providing an attractive backdrop and a peaceful place to relax and enjoy the surroundings. A generous driveway provides ample off-road parking, while the covered outdoor entertaining area offers an inviting space for dining and socialising throughout the warmer months. The property benefits from a desirable village lifestyle, with the surrounding countryside providing opportunities to enjoy the outdoors, alongside convenient access to nearby Newbury and the wider area. A rare combination of character, space, privacy and independent accommodation makes Orchard Side a particularly appealing home.





Situation

Hermitage is surrounded by delightful countryside and is in the heart of the North Wessex Downs, an Area of Outstanding Natural Beauty. The village benefits from a primary school, two pubs, village shop with post office and a Co-op store. Nearby Newbury offers a comprehensive range of shopping, leisure and educational facilities including the nationally renowned Watermill Theatre and Newbury Racecourse. Hermitage is within easy reach of junction 13 of the M4 motorway and offering easy access to Thatcham and Newbury.



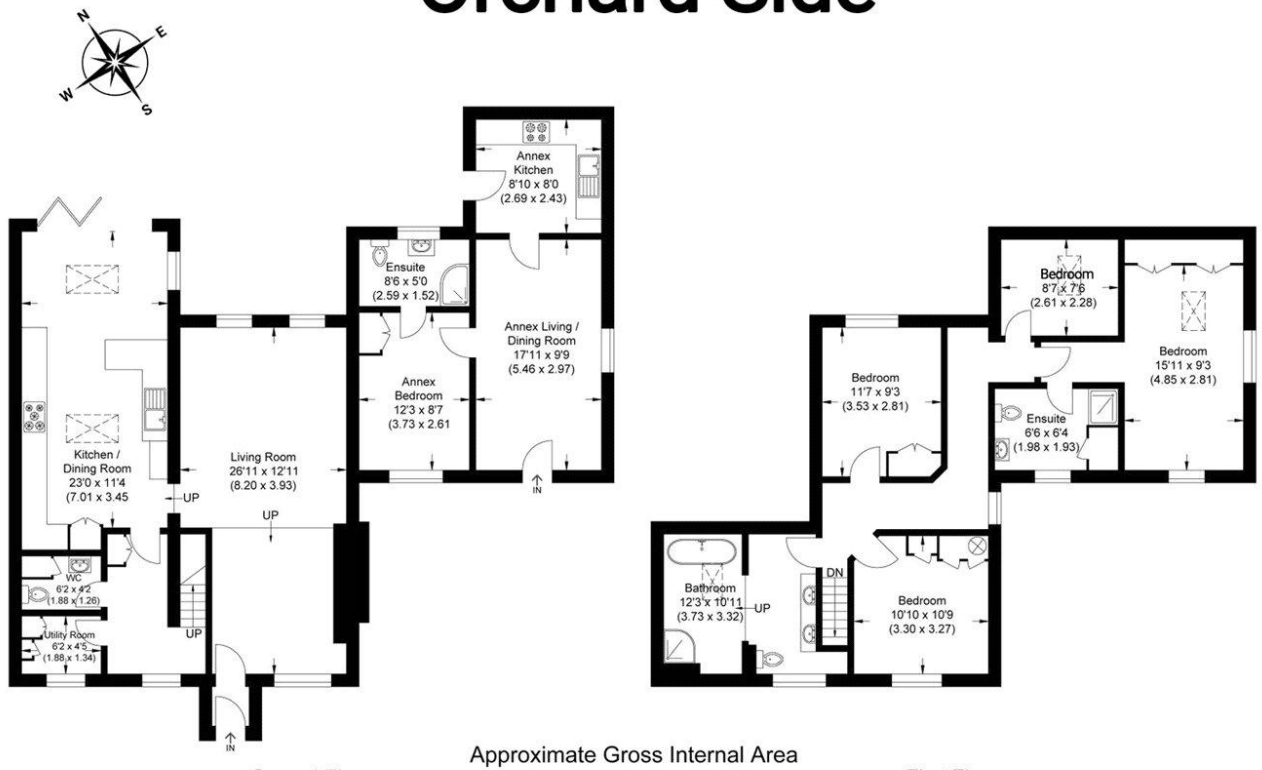








Orchard Side



Ground Floor

Approximate Gross Internal Area
189.90 sq m / 2044.06 sq ft
(Including Annex)

First Floor

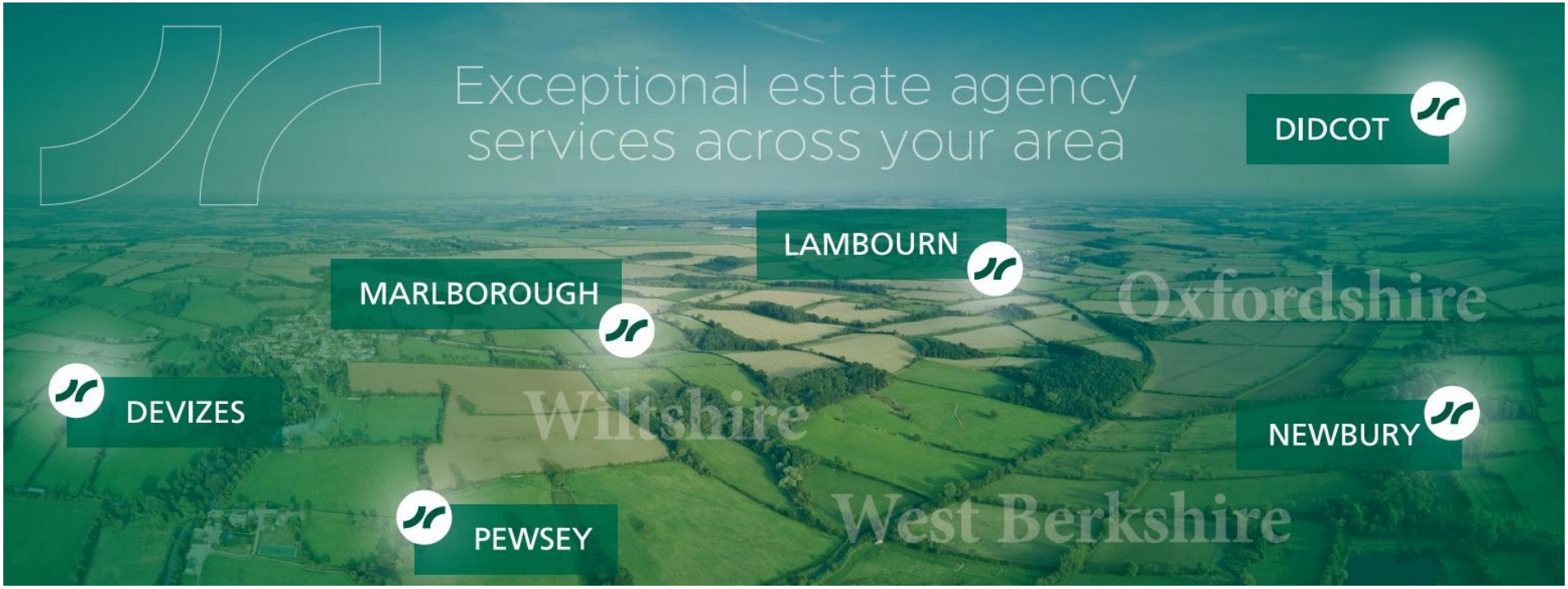
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Services and Material Information

All mains services connected except gas and the property operates on oil fired central heating and benefits from solar panels.
EPC rating E
Council tax band D

What3Words: hindered.admit.beam



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