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SIMUL MOVERE

Ash Wood
Slanting Hill, Hermitage, RG18 9QG
£1,350,000

A substantial 5 bedroom detached residence situated within a 1 acre plot in an idyllic rural position surrounded by woodland, with stunning far-reaching views to the west.

Moving Together





- Substantial family home measuring 3,784 sq ft
- Sought-after village location
- Beautiful, far-reaching views
- AGA in the kitchen
- Garden room
- Fantastic transport links to M4 & A34
- Drawing room
- Character features
- Downs School catchment
- Separate annex

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Description

Ground Floor

The property is approached via a covered porch, which opens into the central hallway. From here, there is access to the principal reception rooms, kitchen and the staircase rising to the first floor. A ground floor WC is conveniently positioned off the hallway. The drawing room is a generous reception space, enjoying a bay window and providing plenty of room for formal seating and entertaining. Double doors lead through to the adjoining sunroom, which offers a lovely additional space to relax and enjoy views of the garden, with doors opening directly outside. Also accessed from the hallway is a further sitting room, providing a versatile second reception space. This could be used as a family room or a more informal place to unwind. The kitchen/diner is a particularly spacious room, fitted with an extensive range of cream cabinetry, dark work surfaces and a central island. An AGA provides a traditional focal point, complementing the kitchen's character, while there is ample space for a dining table, making this a practical and sociable area for everyday family life. Windows and glazed doors provide plenty of natural light and connect the room with the outside. A separate utility room sits just off the kitchen, providing additional storage and space for laundry appliances. There is a separate entrance hall which leads onto a versatile annex space which offers a sitting room, toilet, shower room, bedroom upstairs and additional storage space. The office is positioned off the main hallway and provides a dedicated space for home working.

First Floor

The first floor offers four well-proportioned bedrooms, a study and two bathrooms, including en-suite facilities. The principal bedroom is a particularly spacious room, featuring a bay window and its own en-suite bathroom. There are two further double bedrooms, one of which also benefits from an en-suite, while the remaining bedroom is served by the family bathroom. The study is also located on this floor, providing a useful additional room for home working, reading or hobbies.

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HELMUT
NEWTON

















Additional Accommodation

In addition to the main house, there is a separate annex arranged as a bedroom, offering useful independent accommodation for guests or older children, subject to the next owner's requirements. The lower ground floor provides a separate garden room, accessed via its own double doors. This is a substantial additional space with plenty of potential for a range of uses, such as a games room, gym, studio or hobby space.

Outside

The property is approached via a driveway to the front, providing ample off-road parking. Set within approximately an acre of tranquil woodland, the grounds offer a wonderful sense of privacy and seclusion, with mature trees and natural surroundings creating a peaceful setting. The elevated position also enjoys far-reaching views across the West Berkshire countryside, making this a particularly special setting for those looking to enjoy space, nature and a quieter pace of life.





Situation

Ash Wood is ideally situated in a tranquil rural position, surrounded by woodland and beautiful rolling countryside, within walking distance of Hermitage village. The village 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 new 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. This unique location offers the perfect combination of rural living and convenience.



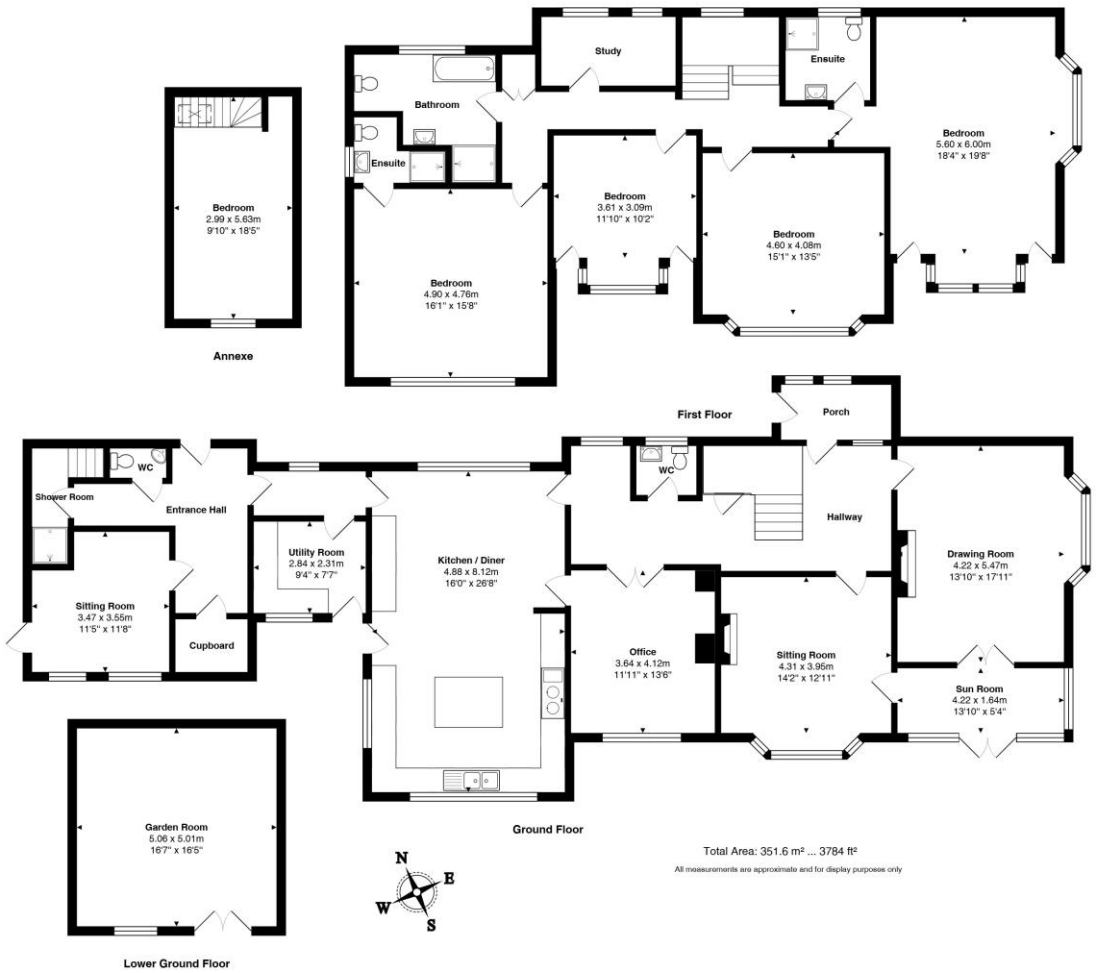

AI visualisation


AI visualisation





Ash Wood



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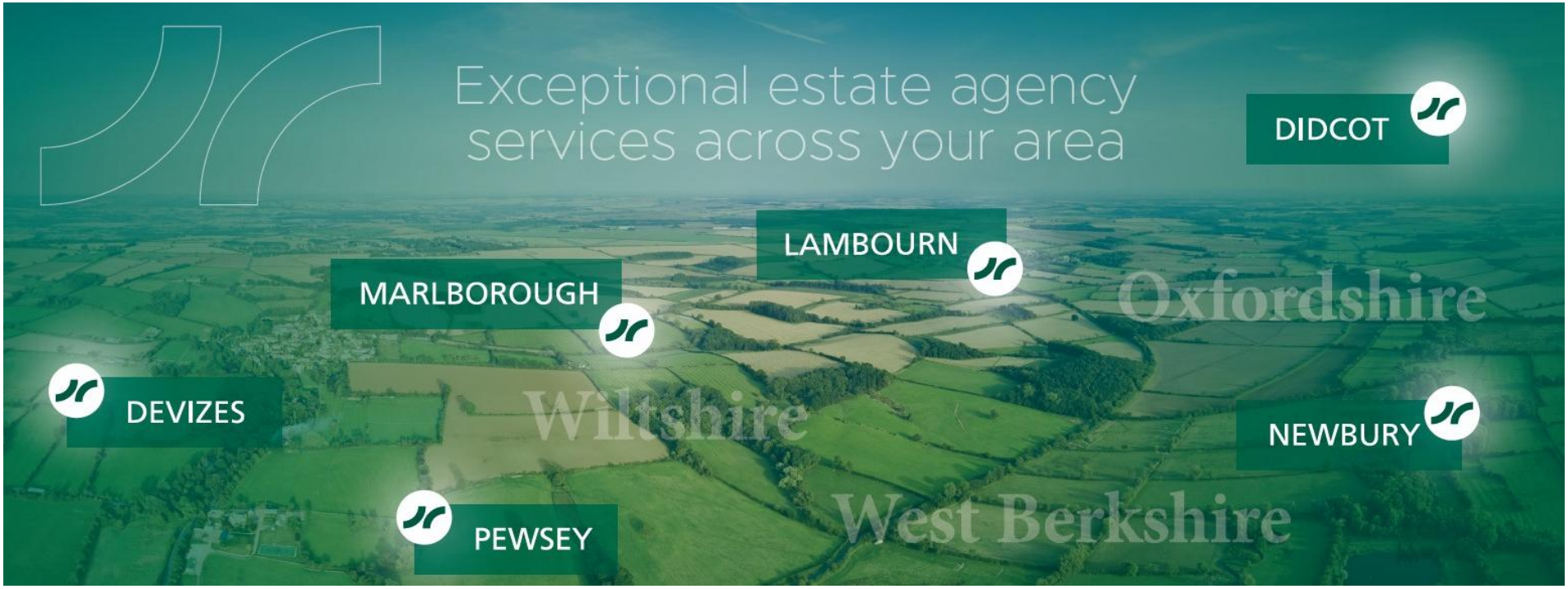
Services and Material Information

All mains services are connected except gas. The property operates on oil fired central heating
EPC rating: D
Council tax band: G

What3words: trophy.shape.trials



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