



35 ROWLOCK GARDENS

HERMITAGE RG18 9WT

A superbly presented, semi-detached 4 bedroom family home in catchment for The Downs School.

A superbly presented, semi-detached 4 bedroom family home, with a fabulous open plan kitchen/ living space and in catchment for The Downs School.

Situated in the heart of Hermitage village and in walking distance of the village school, this bright and airy family home has all the accommodation a growing family needs.

You enter the property into the main reception hall, off which is a downstairs w/c. The sitting room faces the back of the house opening onto the garden creating a light and airy space. The modern kitchen offers great space for cooking while entertaining guests.

On the first floor there is a master bedroom with en-suite, second bedroom and family bathroom. The top floor takes you to the final two bedrooms.

The property comes with allocated parking and a garage.



Winkworth

AT A GLANCE

- 1074 Square feet/ 99.7 square metres
- Four bedrooms
- Two bath/ shower rooms
- Sitting room
- Open plan kitchen/dining
- Garden
- Off road parking
- Excellent school catchment
- Village location

UTILITIES

Gas Central Heating
Mains water and drainage
Ultrafast broadband available. Some mobile services may be limited so check with your provider.

EPC C
West Berkshire Council Tax Band D

DIRECTIONS

What3words:///bracing.script.dummy

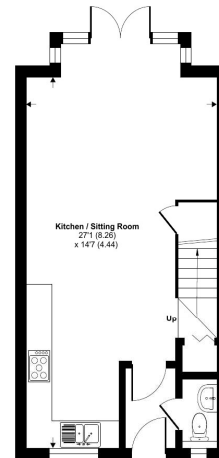
Rowlock Gardens, Hermitage, Thatcham, RG18

Approximate Area = 1074 sq ft / 99.7 sq m

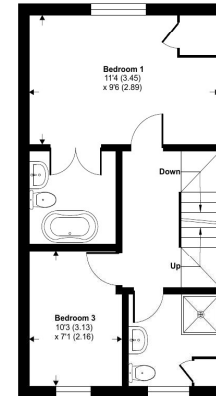
Garage = 157 sq ft / 14.5 sq m

Total = 1231 sq ft / 114.2 sq m

For identification only - Not to scale



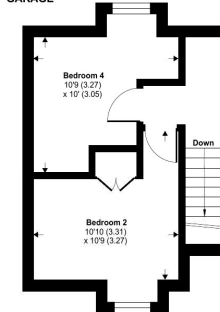
GROUND FLOOR



FIRST FLOOR



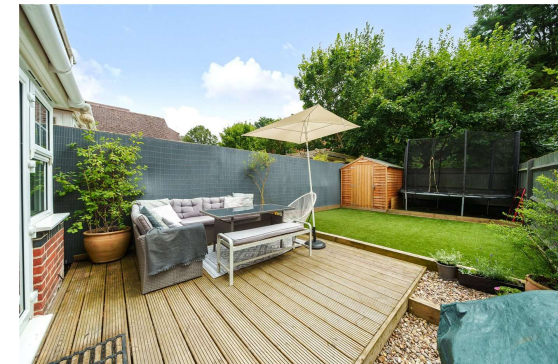
GARAGE



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2024. Produced for Winkworth. REF: 1167173



Newbury Office

43 Northbrook Street, Newbury, Berkshire RG14 1DT
01635 552552 | newbury@winkworth.co.uk

winkworth.co.uk/newbury

Winkworth

See things differently.