



**Willow Way, Sherfield On-Loddon, Hampshire,  
RG27 0DU**

**Offers Over: £600,000**

As you approach, be greeted by an impressive frontage with expansive driveway parking and easy access to the garage, EV charger and front of house. Upon entering, the welcoming porch and large hall set the inviting tone for the rest of the home. The living room offers a cozy haven for relaxation, while the open plan kitchen/dining is complete with integrated appliances and sliding patio doors, this area seamlessly extends your living space to the beautifully landscaped garden, leading to Bow Brook. The practical utility room has direct access to the garage, while the versatile study can be transformed into a playroom, gym, or home office. The convenience of the downstairs shower room is ideal for guests and family alike. Ascending the staircase leads to four generously proportioned double bedrooms, each providing ample space for relaxation. Two of these bedrooms boast fitted wardrobes, ensuring plenty of storage. The modern family bathroom, features a shower over bath. Stepping outside, you are immediately immersed in the beautifully landscaped garden, adorned with a variety of flowering plants and shrubs. A manicured lawn offers a perfect leisure space, and the stunning decking, which easily accommodates generous seating, overlooks the picturesque backdrop of Bow Brook, serenely flowing at the bottom. Imagine unwinding on the decking area, as you soak in the picturesque imagery that truly sets this home apart.

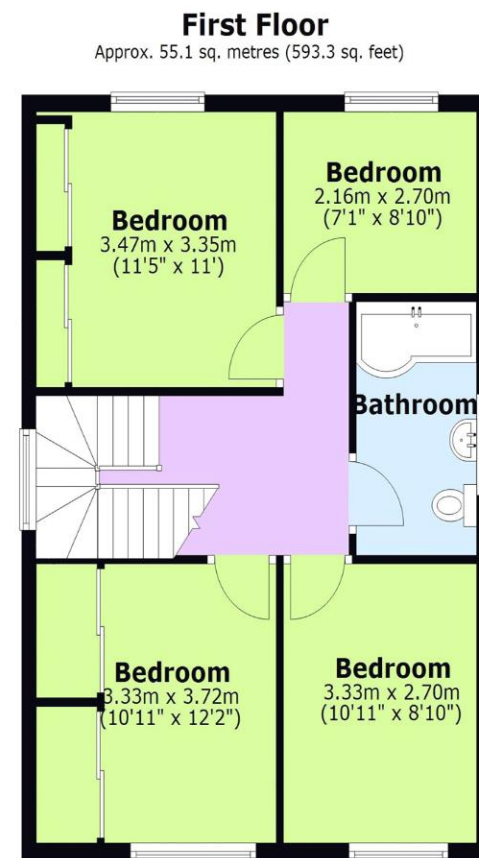
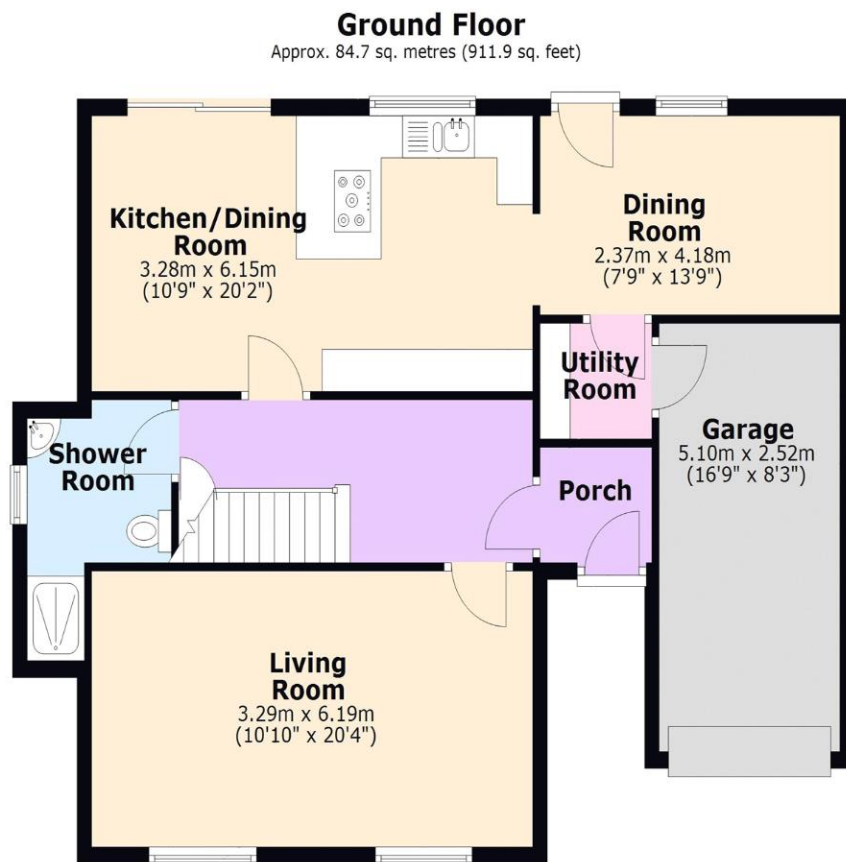
TENURE: Freehold EPC RATING: C COUNCIL TAX BAND: E





- FOUR BEDROOM DETACHED HOME
- OPEN PLAN KITCHEN/DINING ROOM
- SPACIOUS LIVING ROOM
- DOWNSTAIRS SHOWER ROOM
- UTILITY ROOM
- FAMILY BATHROOM WITH SHOWER OVER BATH
- PRIVATE GARDEN ON THE BROOK
- EV CHARGER
- DRIVEWAY PARKING WITH GARAGE
- CUL-DE-SAC LOCATION

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Total area: approx. 139.8 sq. metres (1505.2 sq. feet)

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Plan produced using PlanUp.

LODDON PROPERTIES

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