



Chilworth Way, Hook, Hampshire, RG27 0FD

Guide Price £450,000

Indulge in luxury living with this exquisite four-bedroom, semi-detached house in the prestigious Sherfield Park. Spanning three floors, this opulent property boasts an inviting entrance hall, a stylish cloakroom, a generously proportioned living room, and an open-plan kitchen/diner with French doors leading to a private, sun-kissed garden. The first floor hosts two spacious double bedrooms, a charming single bedroom, and a modern family bathroom. Ascend to the second floor to discover a palatial master bedroom suite complete with a newly fitted en-suite and a lavish dressing room. Outside, a driveway, garage, and meticulously landscaped front garden enhance the property's allure. Nestled in the desirable Sherfield Park, this home is situated in the enchanting village of Sherfield on Loddon, boasting its own parish and a lively community. Enjoy unrivaled access to local amenities, schools, Basingstoke town centre, the mainline train station, and the M3 motorway. Experience the epitome of elegance at our Open Day on Saturday, 9th March. Contact us now to secure your private viewing appointment! Property Details: - Tenure: Freehold - EPC Rating: B - Council Tax Band: E





- FOUR BEDROOM SEMI-DETACHED HOUSE
- GENEROUS LIVING ROOM
- OPEN PLAN KITCHEN/DINING ROOM
- SPACIOUS THROUGHOUT
- FAMILY BATHROOM WITH SHOWER OVER BATH
- NEWLY FITTEDE EN-SUITE TO MASTER
- DRESSING ROOM
- SOUTH-FACING ENCLOSED GARDEN
- GARAGE AND DRIVEWAY
- SOUGHT AFTER DEVELOPMENT

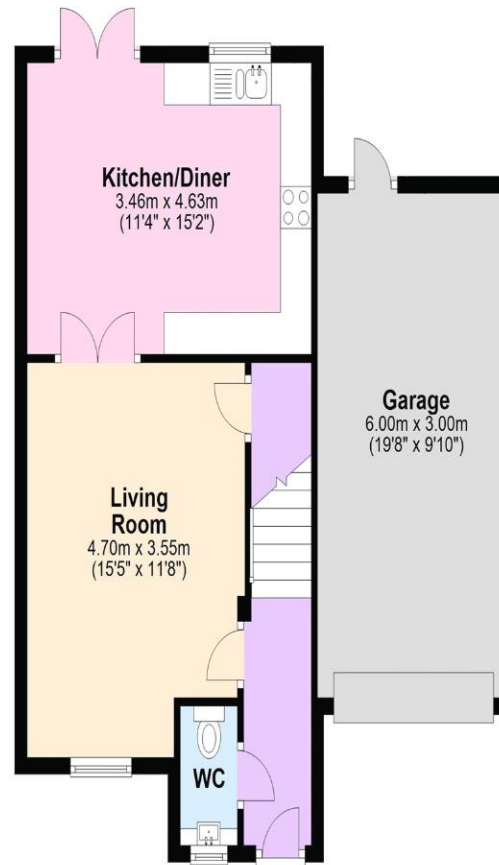


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	83	83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Ground Floor

Approx. 59.1 sq. metres (635.7 sq. feet)



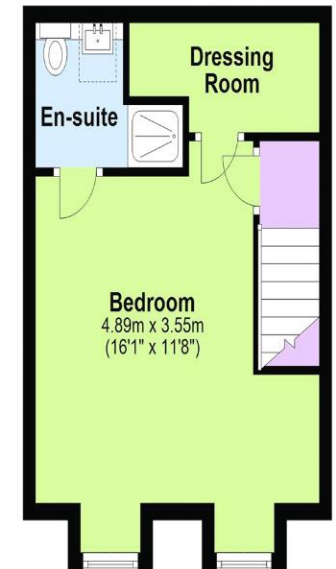
First Floor

Approx. 38.2 sq. metres (411.5 sq. feet)



Second Floor

Approx. 27.6 sq. metres (296.8 sq. feet)



Total area: approx. 124.9 sq. metres (1344.0 sq. feet)

All images used are for illustrative purposes only and are intended to convey the concept and vision for the property. They are provided as a guide only, and should be used as such. Floor plans are intended to give a general indication of the properties layout only. All images and dimensions are not intended to form part any contract or warranty. Plan produced using PlanUp.

LODDON PROPERTIES

TEL: 01256 808 454

Chineham Shopping Centre Reading Road Chineham Basingstoke Hampshire
RG24 8BQ

info@loddonproperties.com

www.loddonproperties.com