



Sherfield Green, Sherfield-On-Loddon, Hook, RG27 0EE

£625,000 Guide price - Freehold



Barons Estate Agents are thrilled to present this charming three bedroom semi-detached period cottage, built in 1905. Situated in a peaceful and secluded location, this delightful home is tucked away down a small, no-through lane in the heart of the village of Sherfield-on-Loddon. With its serene atmosphere and stunning views over the village green, the property offers the perfect combination of privacy and tranquillity, while still being within easy reach of the village's amenities and character. Lovingly cared for, this property retains many original character features throughout. On the ground floor, you'll find a welcoming porch, a cosy family room, an open-plan dining room and kitchen with integrated appliances and a double oven, a utility room, and a cloakroom. The property also benefits from a side extension, which creates a spacious lounge. Upstairs, a generous landing leads to three double bedrooms, a large family bathroom, and an ensuite shower room. Externally, the property features an enclosed rear courtyard garden, offering a sunny aspect, along with a front garden and driveway parking. Additional benefits include gas central heating, with a new boiler installed in February 2025, and double glazing throughout. Properties of this nature are a rare find, and early viewing is highly recommended by the vendor's sole agent.

Key Points and Features

- Semi Detached Period Cottage Built in 1905
- Family Bathroom & Ensuite
- Open Plan Kitchen/Dining Room
- Three Double Bedrooms
- Lounge & Family Room
- Front & Rear Gardens
- Village Location
- Utility Room & Cloakroom
- Driveway Parking



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Approximate total area⁽¹⁾
1353.03 ft²
125.7 m²

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	73	83
	EU Directive 2002/91/EC	

Location

The property is situated in a Conservation Area close to the centre of Sherfield-On-Loddon. The village enjoys local public houses, restaurant, village store and village pond. There are many walks close by along with many historical sites and local golf club. The village is ideally situated for access to Reading and Basingstoke both offering a huge array of shopping facilities, M3, M4 motorways and mainline rail links to London Waterloo. A short drive to the next village of Bramley offers again pubs and a bakery and railway station giving links to Reading and onto London Paddington.

Local Authority

Basingstoke & Deane Borough Council

Council Tax

Band E

Tenure

Freehold

Viewing Arrangements

Viewings are to be arranged via the vendor's sole agent.

Extra Services

Barons Estate Agents will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.