



Redlands Farm Avenue, Sherfield-on-Loddon, Hook, RG27 0FZ

£485,000 Guide price - Freehold

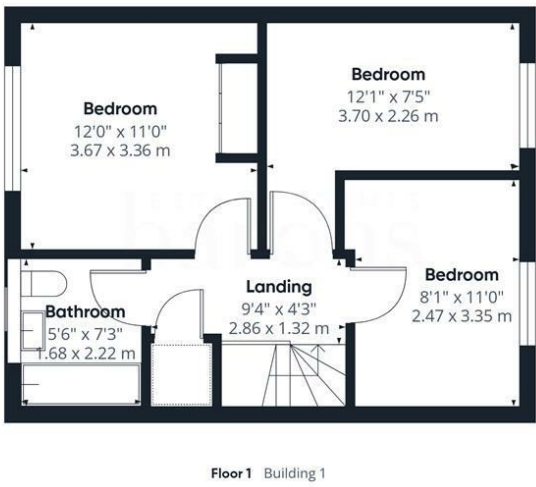




Barons Estate Agents are delighted to present this three bedroom detached property, situated within the popular Longfield Place development. The property was built by Bellway Homes and purchased new by the current owners in 2022. Having been lovingly cared for and looked after, the property is presented to the market in immaculate condition in our opinion. Internally on the ground floor, there's a welcoming entrance hallway with storage, a large cloakroom, a kitchen/breakfast room, and a lounge/dining room to the rear. Upstairs there's three well proportioned bedrooms and a modern family bathroom. Externally, the property boasts driveway parking for 3 cars, a large garage with light and power, a front garden, and a rear garden which has been landscaped and has a sunny aspect. Additional benefits include gas central heating, double glazing throughout and approx. 7 years remaining on the NHBC warranty. An early viewing would be strongly advised by the vendor's sole agent.

### Key Points and Features

- Detached Family Home
- Three Bedrooms
- Lounge/Dining Room
- Built in 2022
- Family Bathroom & Cloakroom
- Front & Rear Gardens
- Approx. 7 Years Remaining on NHBC Warranty
- Kitchen/Breakfast Room
- Garage & Driveway Parking



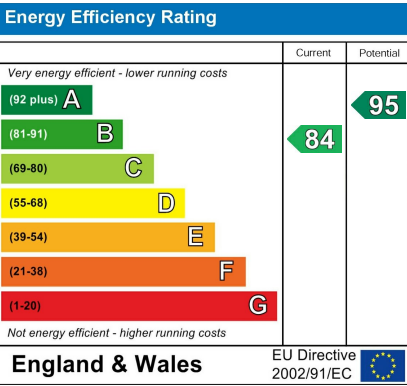
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Approximate total area<sup>(1)</sup>  
1113 ft<sup>2</sup>  
103.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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### Location

Longfield Place is conveniently situated between Basingstoke and the village of Sherfield on Loddon. This therefore gives all the benefits of modern town facilities including Festival Place shopping centre and mainline railway station yet having the quant village of Sherfield on Loddon within 1 mile. The village offers country pub/restaurants, a village green and duck pond, local shops and much more. With the A33 close-by, this gives direct access to Reading and Basingstoke making the property ideal for many needs.

### Tenure

Freehold

### Local Authority

Basingstoke & Deane Borough Council

### Council Tax Band

Band D

### Viewing Arrangements

Viewings are to be arranged via Barons Estate Agents, Basingstoke.

### 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.