



**Wildmoor Lane, Wildmoor, Hook, Hampshire,
RG27 0HE**

£995,000

A beautifully restored period cottage enjoying an exceptional rural setting, discreetly positioned at the end of a private track and surrounded by open farmland. Sympathetically enhanced, this charming home combines the character and warmth of a traditional country cottage with the comfort and practicality demanded by modern family life. At its heart lies a bespoke handcrafted kitchen, seamlessly opening into an inviting dining room, through to the family room, creating an ideal space for both everyday living and entertaining. The elegant snug and family room each feature a wood-burning stove, providing a welcoming atmosphere throughout the seasons. A well-appointed utility room and contemporary shower room complete the ground floor accommodation. The first floor offers three generously proportioned double bedrooms and a stylish family bathroom, all enjoying delightful views across the surrounding countryside. Outside, the property continues to impress with extensive private parking, a covered carport, boiler room, and beautifully maintained gardens incorporating both formal landscaped areas, large garage sized shed and greenhouse. The setting is particularly noteworthy. Nestled amidst rolling Hampshire countryside, the property enjoys direct access to outstanding walking routes, many following the picturesque River's Loddon and Whitewater. Despite its wonderfully secluded position, the thriving village of Sherfield-on-Loddon is just two miles away, offering a range of everyday amenities including a village shop, post office, café, traditional pubs and local services. For commuters, excellent transport links place London within easy reach, with fast services from Basingstoke to Waterloo from approximately 44 minutes and Reading to Paddington from around 30 minutes. The M3 and M4 motorways are also conveniently accessible. The area is renowned for its excellent educational provision, with a selection of highly regarded independent schools nearby including Sherfield School, Daneshill, St Neot's, Cheam and Elstree. For leisure pursuits, Sherfield Oaks 36 hole Golf Club lies almost adjacent to the property, while nearby Chincham Shopping Centre provides a comprehensive range of retail and dining amenities. A rare opportunity to acquire a quintessential country home offering privacy, character and convenience in equal measure. Call the team now for your private viewing appointment. TENURE: FREEHOLD EPC: D COUNCIL TAX: D





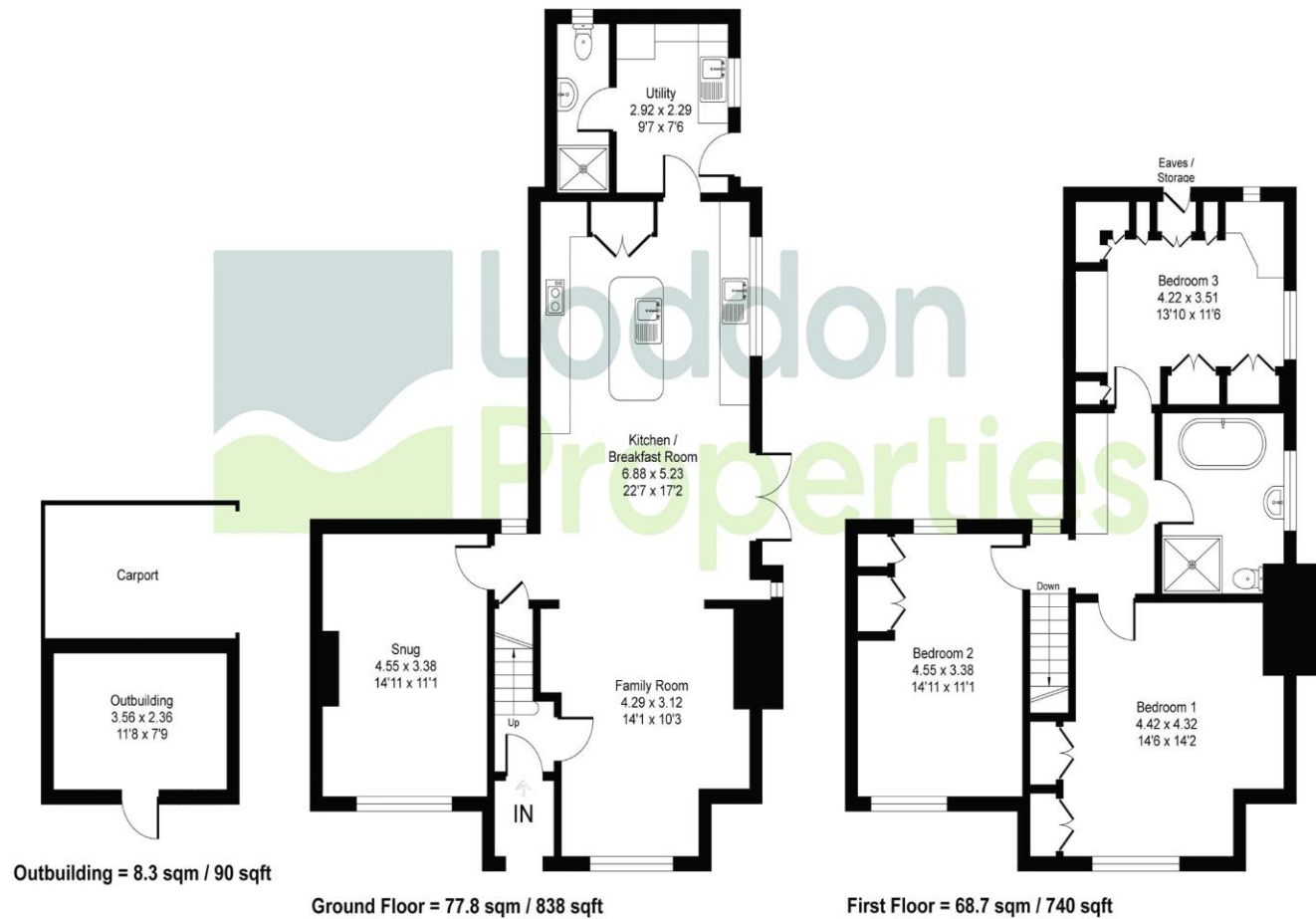
- EXCEPTIONAL PRIVATE SETTING
- BESPOKE KITCHEN & FAMILY HUB
- PERIOD CHARACTER THROUGHOUT
- TWO WOOD BURNING STOVES
- BEAUTIFUL COUNTRYSIDE VIEWS
- DIRECT ACCESS TO OUTSTANDING RIVER WALKS
- GARDENS & PADDOCKS
- EXCELLENT LONDON CONNECTIVITY
- OUTSTANDING SCHOOLING NEARBY
- 36 HOLE GOLF COURSE ADJACENT



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Wildmoor Farm Cottage

Approximate Gross Internal Area = 146.5 sq m / 1578 sq ft
 Approximate Outbuilding Internal Area = 8.3 sq m / 90 sq ft
 Approximate Total Internal Area = 154.8 sq m / 1668 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

