



Monxton Place, Sherfield on Loddon, Hampshire, RG27 0FB

Offers over 415,000

A Beautifully Presented Three-Bedroom Semi-Detached Home in the Heart of Sherfield Park Situated within the highly sought-after Sherfield Park development, this attractive three-bedroom semi-detached home offers the perfect blend of modern family living, versatile accommodation and a beautifully maintained garden, all within a welcoming community setting. The property opens into an inviting entrance hall, with stairs to the first floor and a convenient cloakroom. The bright, dual-aspect sitting room is a wonderful space to relax, featuring a large bay window, useful understairs storage and double doors opening through to the open-plan kitchen/dining room. This sociable space is ideal for everyday family life and entertaining, with French doors leading directly onto the patio and enclosed rear garden, creating a lovely connection between indoor and outdoor living. Upstairs, there are three well-proportioned bedrooms, including a principal bedroom with its own en-suite shower room, complemented by a separate modern family bathroom. The enclosed, manicured rear garden is a particular highlight, offering a peaceful and attractive space for children to play, summer dining or simply unwinding outdoors. Direct access to the garage adds further convenience, while the garage itself benefits from a private driveway to the front and useful loft storage above. Enjoy the Sherfield Park Lifestyle Sherfield Park is renowned for its friendly community atmosphere, attractive surroundings and excellent balance of convenience and green space. With local shops, a café, community facilities, children's play areas and scenic open spaces nearby, there is plenty to enjoy right on your doorstep. A network of walking and cycling routes adds to the appeal, making this a wonderful setting for families and those who enjoy an active outdoor lifestyle. This delightful property offers an excellent opportunity to enjoy all that Sherfield Park has to offer.





- THREE BEDROOM SEMI-DETACHED HOME
- SPACIOUS DUAL ASPECT LOUNGE
- OPEN PLAN KITCHEN/DINER
- MODERN EN SUITE SHOWER & FAMILY BATHROOM
- PRIVATE ENCLOSED GARDEN WITH PATIO AREA
- GARAGE, WITH GARDEN ACCESS AND DRIVEWAY PARKING

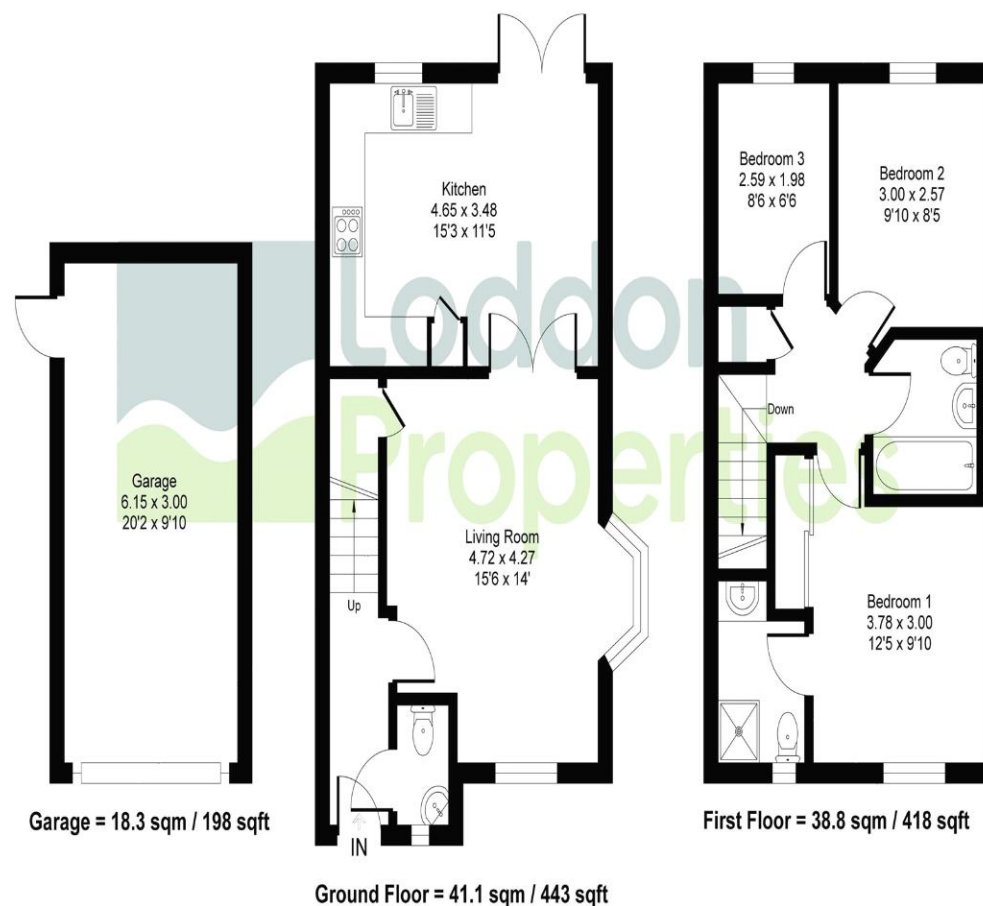
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Monxton Place



Approximate Gross Internal Area = 79.9 sq m / 861 sq ft
 Approximate Garage Internal Area = 18.3 sq m / 198 sq ft
 Approximate Total Internal Area = 98.2 sq m / 1059 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.

LODDON PROPERTIES

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