



Rockbourne Road, Sherfield-On-Loddon, Hook, RG27 0AF

**£475,000 - Freehold**

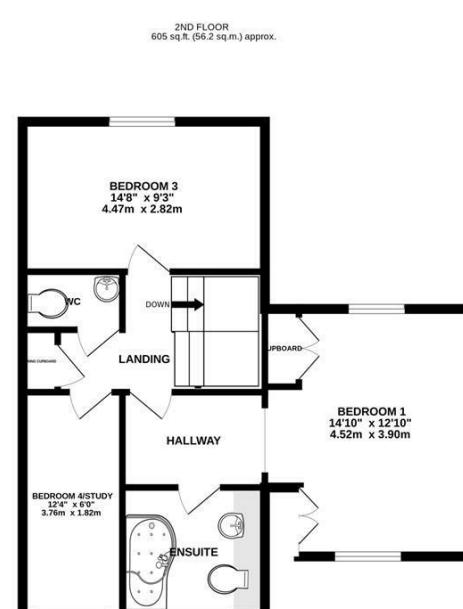
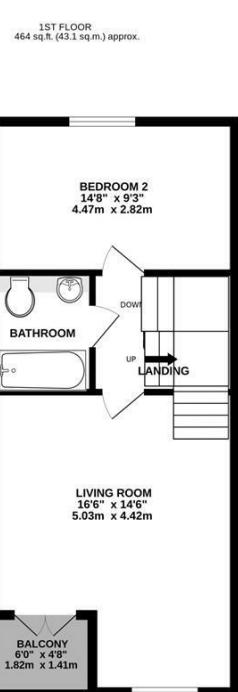
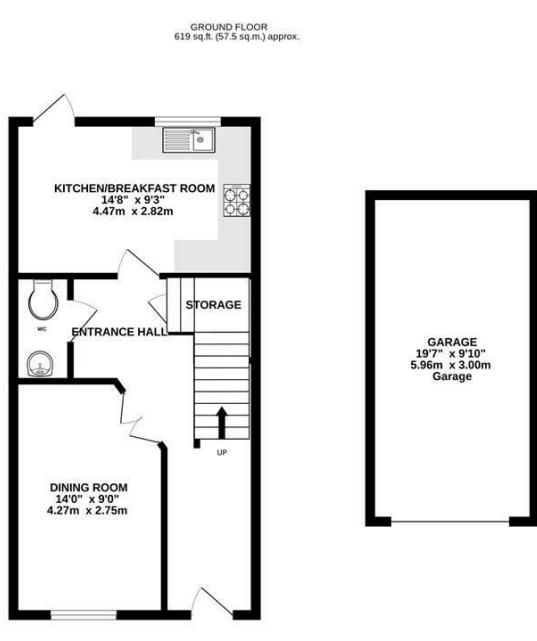
ESTATE AGENTS



Barons Estate Agents are delighted to present to the market this spacious 4 bedroom linked detached town house, situated in the ever popular Sherfield Park. Internally on the ground floor, the property features a welcoming entrance hallway, dining room, kitchen and WC. The first floor offers a spacious living room with balcony, family bathroom and a double bedroom. The second floor offers a further 3 bedrooms with en suite servicing the master bedroom as well as a WC. Externally the property features an enclosed rear garden, a garage and driveway parking. Additional benefits include gas central heating and double glazing throughout. An early viewing would be strongly advised to avoid disappointment.

## Key Points and Features

- Linked Detached
- 4 Bedrooms
- Family Bathroom, En Suite and 2 WC
- Private Enclosed Rear Garden
- Close to Amenities
- 2 Reception Rooms
- Garage and Allocated Parking
- Sought After Location



TOTAL FLOOR AREA : 1688 sq.ft. (156.8 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		79
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

## Location

Sherfield Park 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 F

## 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.