



ESTATE AGENTS

Hams Corner, Sherfield-On-Loddon, Hook, RG27 0HP

£400,000 - Freehold



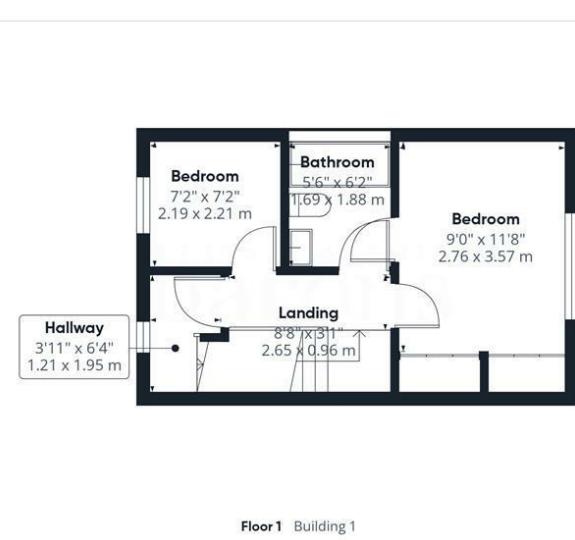
Barons Estate Agents are delighted to present to the market this rarely available, extended 3 bedroom family home. The property has been lovingly cared for by the current owner and is offered to the market in immaculate condition, in our opinion. The ground floor offers an entrance hallway, kitchen, lounge as well as a dining room with vaulted ceiling, Velux windows and Bi-Fold doors. The first floor offers 2 bedrooms as well as a Jack & Jill bathroom. The second floor offers a large master bedroom with en suite and built in wardrobes. Externally the property offers a low maintenance rear garden, allocated parking as well as a garage. Further benefits include gas central heating, double glazing and a sought after location. An early viewing is highly recommended by the owners sole agent.

Key Points and Features

- Rarely Available
- Extended
- 3 Bedrooms
- Kitchen
- Dining Room
- Enclosed Rear Garden
- WC, Jack & Jill Bathroom & En Suite
- Lounge
- Garage and Allocated Parking
- Mid Terrace



Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

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Approximate total area⁽¹⁾
1009 ft²
93.7 m²

Reduced headroom
15 ft²
1.4 m²

(1) Excluding balconies and terraces.

Reduced headroom
Below 5 ft/1.5 m

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

GIRAFFE360



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		EU Directive 2002/91/EC	

Location

Hams Corner is located in 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 D

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.