



Sherfield Green, Sherfield-On-Loddon, Hook, RG27 0BU

£560,000 Asking price - Freehold



Barons Estate Agents are delighted to present to the market, with NO ONWARD CHAIN, this charming three-bedroom semi-detached character property, situated in the highly sought-after location of Sheffield Green. The ground floor offers generous and versatile living accommodation, including a spacious kitchen/diner, a spacious lounge overlooking the green, a family room/snug, a cloakroom, and a welcoming entrance hallway. The first floor comprises three double bedrooms and a modern family bathroom. Externally, the property benefits from driveway parking, a well-maintained rear garden, and an summer house. Further benefits include gas central heating and double glazing throughout.

### Key Points and Features

- NO ONWARD CHAIN
- Spacious Lounge
- Family Room
- Sought After Location
- Three Bedrooms
- Driveway Parking
- Character Property
- Kitchen/Diner
- Summer House



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

### Location

Dursley Cottage is situated in a Conservation Area close to the centre of Sheffield-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.

### Tenure

Freehold

### Local Authority

Basingstoke & Deane Borough Council

### Council Tax

Band D

### 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.