



£ 850000

3 Bed House - Detached, Sherfield Green, Sherfield-On-Loddon

Barons Estate Agents are delighted to present this spacious, detached family home situated down a private road in the picturesque village of Sherfield-On-Loddon. The property does require some modernisation, however is priced accordingly in our opinion and is presented to the market with NO ONWARD CHAIN. The main residence comprises of an entrance hallway, a lounge, family room, dining room and kitchen/breakfast room on the ground floor. Upstairs there are three double bedrooms, a family bathroom and an ensuite. There is also a separate outbuilding (measuring circa 1100 sqft), part of which is a garage, and the back part is split over two floors and features a kitchen, shower room, lounge and upstairs bedroom. Being situated on approx. 1/3 of an acre, the property offers a large rear garden which backs on to fields, a front garden and driveway parking. Additional benefits include gas central heating, double glazing throughout, and vast extension/development potential (STPP). Properties of this nature are seldom available and therefore an early viewing would be strongly advised by the vendor's sole agent to avoid disappointment.

## Location

The property is situated close to the centre of 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

## Tenure

Freehold

## 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.

### 🏠 KEY POINTS & FEATURES

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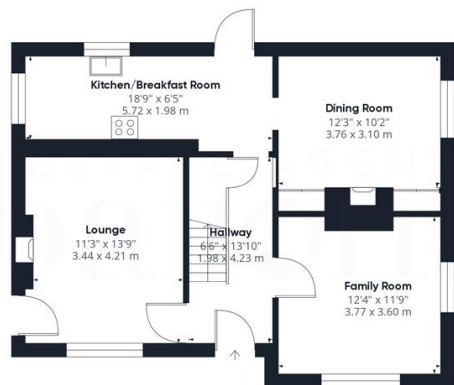
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|-----------------------------|---------------------|---|
| 🏠 Detached Family Home      | 🏠 Village Location  | 🏠 Approx. 1/3 Acre Plot                             |
| 🏠 Garage & Driveway Parking | 🏠 Three Bedrooms    | 🏠 Three Reception Rooms / Family Bathroom & Ensuite |
| 🏠 Kitchen                   | 🏠 Separate Outhouse | 🏠 NO ONWARD CHAIN                                   |



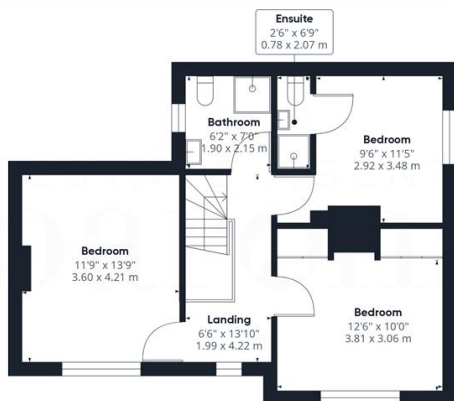








Floor 0



Floor 1

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**Approximate total area<sup>®</sup>**

1205.98 ft<sup>2</sup>  
112.04 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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