£ 560000

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

Barons Estate Agents are delighted to present this extended 19th century cottage situated in the ever popular Sherfield On Loddon. The property contains all the period features you`d expect from a property of this age whilst being, in our opinion, in excellent condition and much improved by the current owners. The downstairs accommodation comprises of an entrance porch leading into a snug with log burner and exposed beams, living room, refitted kitchen/dining room, utility and WC. Upstairs provides 3 double bedrooms and a modern four piece bathroom. Externally the property offers driveway parking, garage/storage as well as ample offroad parking. The property also offers an enclosed rear courtyard as well as a front garden. Other benefits include a highly sought after location, gas radiator heating, double glazing and the property overlooks Sherfield Green. Viewings of this rarely available character property are strongly advised by the vendor`s sole agents.

Location

The property is situated in Sherfield On Loddon. The village enjoys local public houses, coffee shop, butchers, 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, a bakery and railway station giving links to Reading and onto London Paddington.

Tenure

Freehold

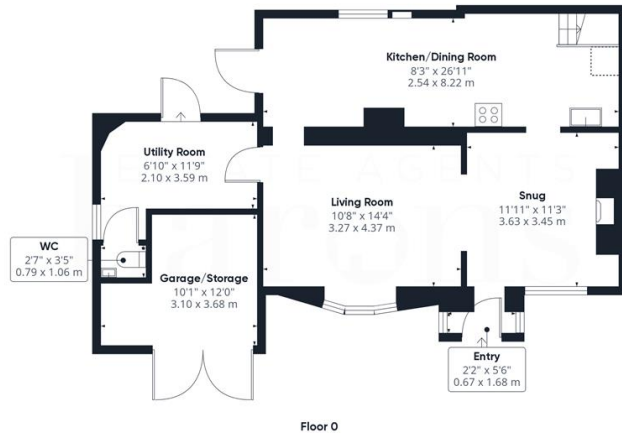## Council Tax

Band D

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

- Victorian
- Living Room
- Utility

- Semi Detached Cottage
- Snug
- Refitted Family Bathroom

- Rarely Available
- Refitted Kitchen/Dining Room
- Sought After Location

Floor 0
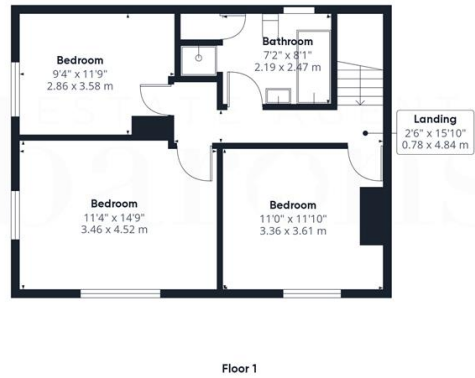
Kitchen/Dining Room
8'3" x 26'11"
2.54 x 8.22 m

Utility Room
6'10" x 11'9"
2.10 x 3.59 m

WC
2'7" x 3'5"
0.79 x 1.06 m

Living Room
10'8" x 14'4"
3.27 x 4.37 m

Snug
11'11" x 11'3"
3.63 x 3.45 m

Garage/Storage
10'1" x 12'0"
3.10 x 3.68 m

Entry
2'2" x 5'6"
0.67 x 1.68 m

Floor 1

Bedroom
9'4" x 11'9"
2.86 x 3.58 m

Bathroom
7'2" x 8'1"
2.19 x 2.47 m

Landing
2'6" x 15'10"
0.78 x 4.84 m

Bedroom
11'4" x 14'9"
3.46 x 4.52 m

Bedroom
11'0" x 11'10"
3.36 x 3.61 m