



**SHERCOTE**

Guide Price £1,000,000

**RANDALLS**  
RESIDENTIAL

**Carter Jonas**

# **SHERCOTE READING ROAD SHERFIELD ON LODDON HOOK RG27 0EX**

- Basingstoke town and mainline train station with trains to London Waterloo in 45 minutes 5.9 miles
- M3 motorway 5.6 miles
- M4 motorway 9 miles
- Reading 12 miles

Entrance hall · sitting room which is open plan to the dining room · good size kitchen/breakfast room · utility room · cloakroom · study · four bedrooms · family bathroom · Jack and Jill style shower room between two bedrooms · large detached garage · off-road parking · established garden and grounds of 0.22 acres · planning permission to extend into the loft to create a games area, 2 bedrooms and a shower room · Energy Rating E

## **SITUATION**

Sherfield on Loddon is a very sought-after village, around a large village green. The village offers a wide range of local amenities including a church, three public houses, coffee shop with post office, excellent general store, Village Hall, Sherfield School and a golf club. There are many activities on the village green including cricket, football, tennis courts, BMX track and playground. More comprehensive shopping, educational and recreational facilities can be found in the regional centres of Basingstoke and Reading. The village is strategically well placed for local and regional communities with the A33 providing easy access to both the M4 and M3 and to the main line stations of Reading (Paddington 40 minutes) and Basingstoke (Waterloo 45 minutes).

## **DESCRIPTION**

Shercote is an established family home that has retained a great deal of its original charm and character. It offers accommodation of just under 2000 ft.<sup>2</sup> and on the ground floor there is a front to back open plan sitting/dining

**SITUATED IN THIS VERY POPULAR VILLAGE, IN A LOVELY COMMUNITY AND ACCESS TO GOOD LOCAL FACILITIES, A DETACHED FAMILY HOUSE WITH PLENTY OF CHARACTER, TOGETHER WITH A PLOT OF 0.22 ACRES AND A REAR ACCESS TO A LARGE DETACHED GARAGE.**



room with bay window to the front and patio doors to the garden. The vendors extended the kitchen so there's now a good family sized kitchen/breakfast room with ample space for a table together with French doors to the garden. The ground floor is completed by a study, a separate utility room, and a cloakroom. Upstairs there's a central landing and four bedrooms, a large family bathroom and a Jack and Jill style shower room between two bedrooms.

#### **OUTSIDE**

To the front property there is private drive for parking with side pedestrian access to the garden. There is separate gated access, off Pound Meadow, to a long driveway leading to a large, detached garage building. The garden is mainly grassed but with the number of tree and plants and measures 0.22 acres.

### **ADDITIONAL INFORMATION**

**Tenure:** Freehold

**Services:** Mains water, electricity and drainage, gas fired central heating

**Local Authority:** Basingstoke & Deane Borough Council

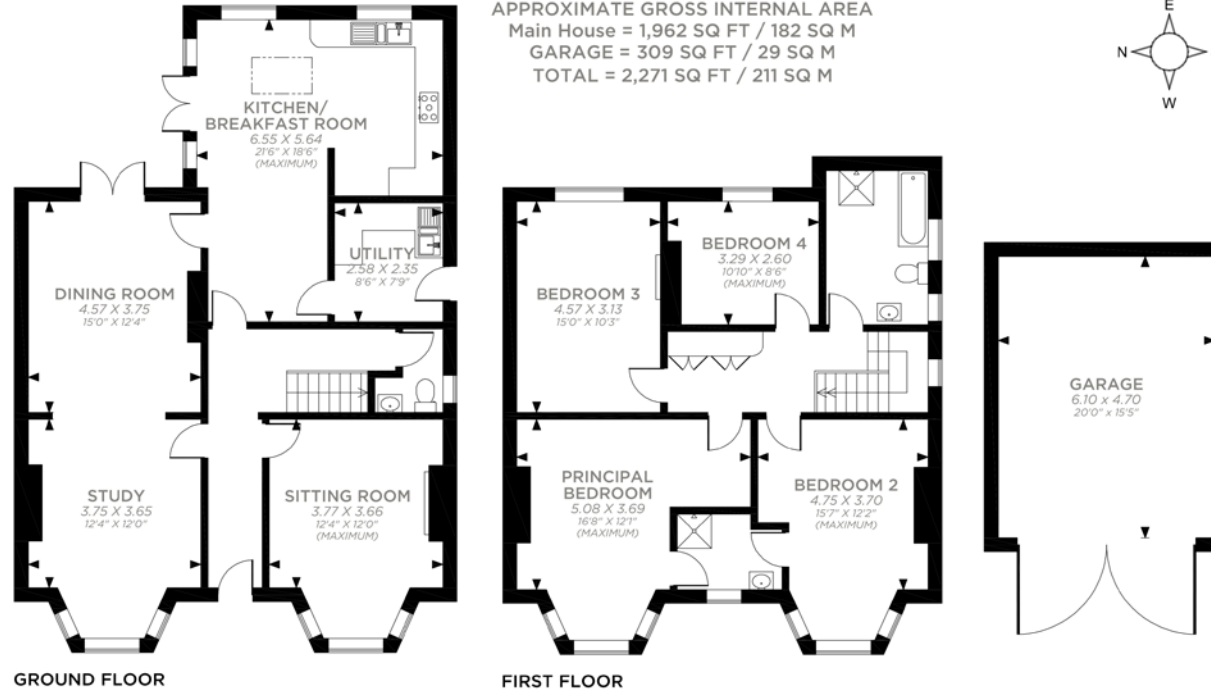
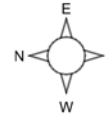
**Council Tax:** Band F

**Viewing:** By prior appointment through the Newbury office 01635 263010

**Directions:** Please use postcode RG27 OEX



Shercote, Reading Road, Sherfield-on-Loddon, Hook  
 APPROXIMATE GROSS INTERNAL AREA  
 Main House = 1,962 SQ FT / 182 SQ M  
 GARAGE = 309 SQ FT / 29 SQ M  
 TOTAL = 2,271 SQ FT / 211 SQ M



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 The position & size of doors, windows, appliances and other features are approximate only.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

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