



SHERFIELD END

Sherfield On Loddon, Hampshire

SHERFIELD END SHERFIELD ON LODDON, HAMPSHIRE, RG27 0JG

- Basingstoke / 4 miles
- Reading / 14 miles
- London Waterloo from Basingstoke / from 50 minutes

Reception hall • sitting room • dining room • study
• kitchen • breakfast room • boot room (utility)
• cloakroom • store • boiler room • master bedroom
with en-suite shower • three further bedrooms • family
bathroom • detached guest annexe • garden
• In all, about 1.4 acre

SITUATION

Sherfield End is located next to Sherfield Park, midway between Chineham and Sherfield on Loddon. Sherfield on Loddon, about 2 miles away, is a popular village, mostly centred around the large village green. There is a wide range of local amenities including a church, three public houses, coffee shop with post office, an excellent village shop, village hall, Sherfield School and Sherfield Oaks Golf Club.

More comprehensive shopping, educational and recreational facilities can be found at the Chineham Centre and in the regional centres of Basingstoke (4 miles) and Reading (14 miles). Sherfield on Loddon is strategically well placed for local and regional communications with the A33 providing easy access to both the M4 and M3 and to the main line stations at Reading (Paddington 40 minutes) and Basingstoke (Waterloo 50 minutes).

THE PROPERTY

Sherfield End is one wing of Sherfield Hall, a substantial Grade II Listed early Victorian country house. The property offers interesting and well-proportioned accommodation over three floors which, with the guest annexe, extends to about 2552 sq.ft.

**A SPACIOUS WING OF A LISTED COUNTRY HOUSE WITH 4 BEDROOMS,
3 RECEPTION ROOMS, A GUEST ANNEXE AND LARGE GARDEN. NO
ONWARD CHAIN.**





On the ground floor, the front door opens to a spacious reception hall from which the staircase rises to the first floor. To one side is the spacious dual aspect sitting room with open fireplace, the dining room and the study. On the other side is the kitchen which has a large arched opening to the breakfast room, the boot room/utility, the cloakroom and a store. There is also a boiler room and another store accessed from the garden.

On the first floor the dual aspect master bedroom has an en-suite shower room and there is another bedroom and the family bathroom. On the second floor are two further bedrooms.

The former pump house has been converted into a guest annexe. This has a bed-sitting room and an en-suite shower room.

For further details, please refer to the floorplan.

OUTSIDE

The property is approached from the shared private driveway through a five bar gate onto a block-paved driveway which provides parking.

The garden is in two distinct parts: to the front is a delightfully private mature garden with a private terrace between the house and the guest annexe, with well-stocked shrub and plant beds and borders a mature hedge and some mature trees, whilst beyond the hedge is a further, bigger garden which is level and laid to lawn with a number of shrubs and trees. In all, the grounds extend to about 1.4 acres.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains water, drainage and electricity. Oil fired central heating

Local authority: Basingstoke and Deane Borough Council

Viewing: By prior appointment through Randalls Residential on 01256 345635

Directions (RG27 OJG): From Basingstoke take the A33 signed to Reading. Take the first exit at the roundabout on the edge of Sherfield Park and then take the first left turning into Sherfield Hall. Continue past the main house until reaching the gated entrance to Sherfield End.



Approximate Floor Area = 237 sq m / 2552 sq ft (Including Annexe)



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