

**SANSOME  
&GEORGE**

[sansomeandgeorge.co.uk](http://sansomeandgeorge.co.uk)



**26 Pound Meadow, Sherfield-on-Loddon, Hook, Hampshire,  
RG27 0EP**

**Offers in excess of £350,000  
Freehold**

**SANSOME & GEORGE \*\* Virtual Tour Available \*\***

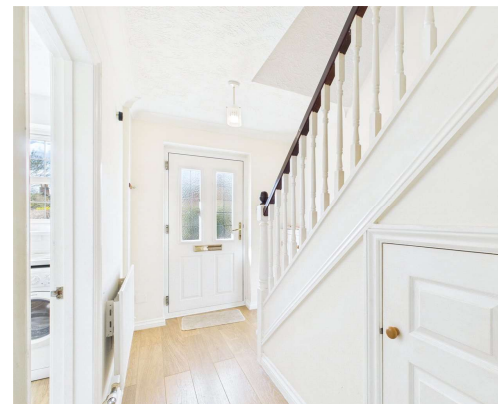
Step into this charming 2-bedroom terraced house nestled in Sherfield On Loddon, boasting a modern design that exudes warmth and character. With 573 sq ft of living space, this property is perfect for those seeking a cosy yet stylish abode. The inviting garden provides the ideal space for outdoor relaxation and entertainment, while the off-street parking ensures convenience for residents and guests alike. Whether you're enjoying a quiet evening in or hosting a gathering with friends, this home offers the perfect setting for creating lasting memories. Don't miss the opportunity to make this delightful property your own and experience the beauty of village living at its best. Book a viewing today and start envisioning your future in this lovely home!

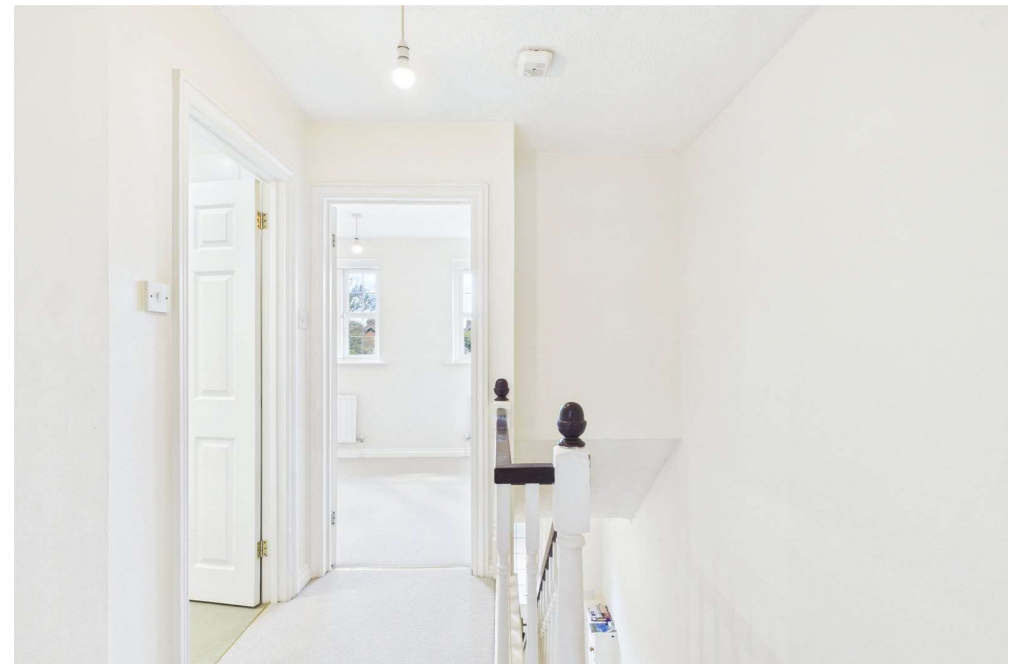
EPC - D

Local Authority - Basingstoke & Deane

Council Tax Band - C

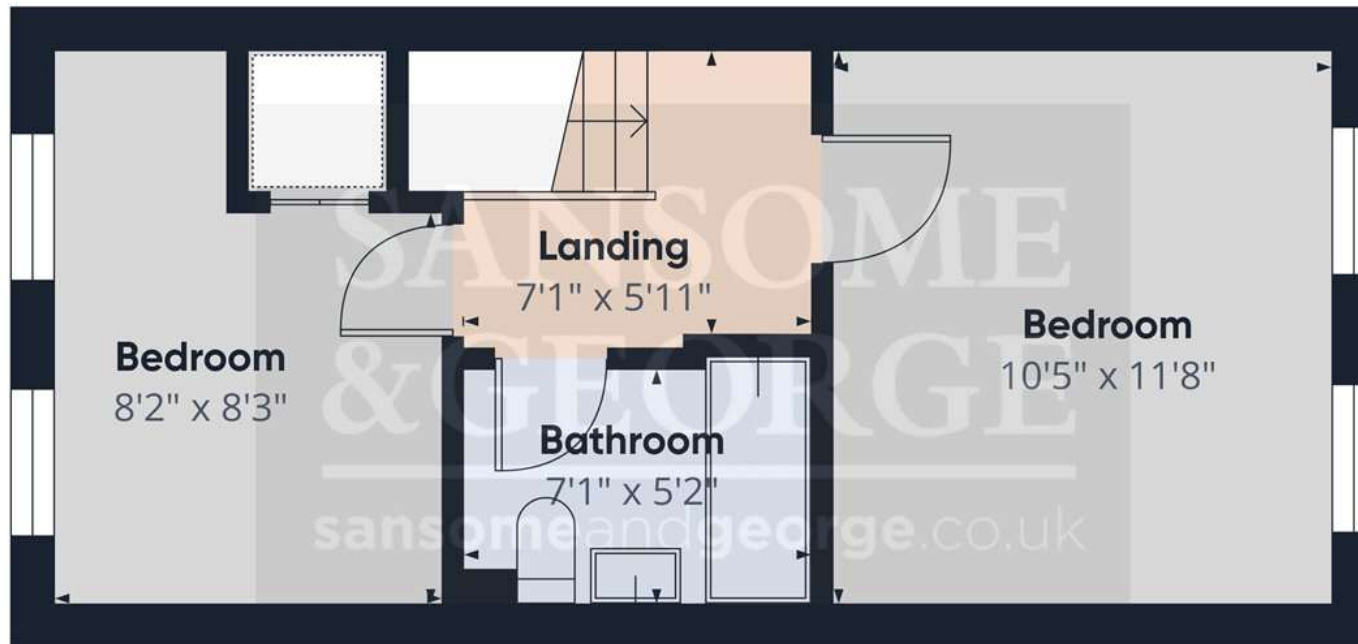
- 2 Bedroom terraced home
- Entrance Hall
- Kitchen
- Living room
- 2 Bedrooms
- Bathroom
- Garden
- Allocated parking







Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**  
573.93 ft<sup>2</sup>

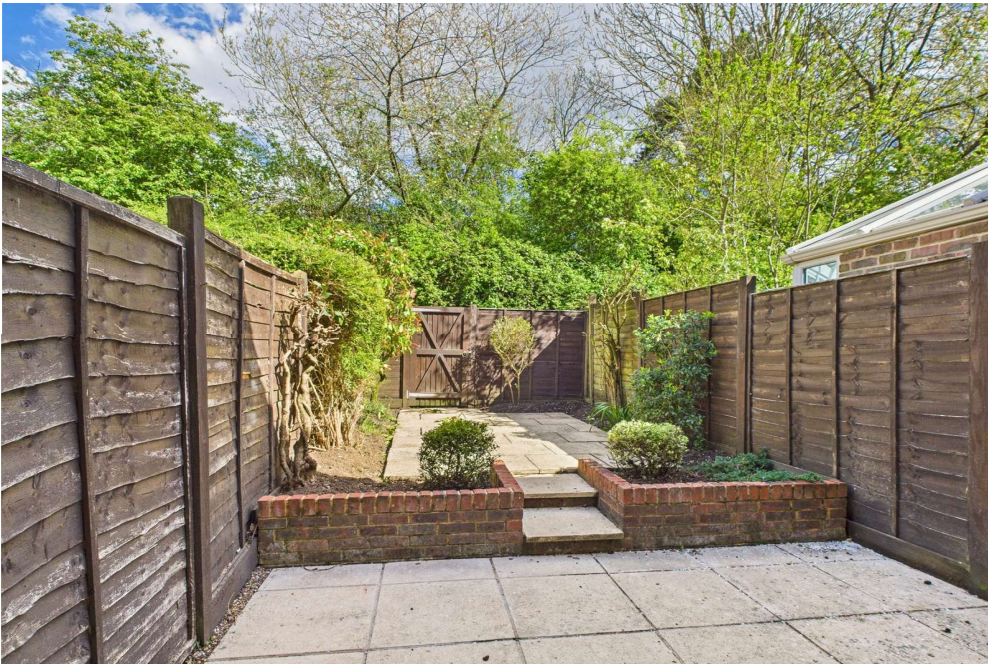
(1) Excluding balconies and terraces


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.

**GIRAFFE360**





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

## Sansome and George - Bramley

Station House  
Sherfield Road  
Bramley  
Hants  
RG26 5AG

**T:** 01256 882 979

**E:** [bramley@sansomeandgeorge.co.uk](mailto:bramley@sansomeandgeorge.co.uk)

[www.sansomeandgeorge.co.uk](http://www.sansomeandgeorge.co.uk)

Sansome & George is a trading name of Sansome & George Hampshire Ltd.  
Registered in England and Wales no: 5133463. VAT no: 641 8655 23.

### Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale. Please note that all buyers attend property viewings at their own risk and must assess any hazards themselves.

**Anti-Money Laundering Statement:** We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.