

**SANSOME  
&GEORGE**

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26 Pound Meadow, Sherfield-on-Loddon, Hook, Hampshire,

Offers in excess of £325,000 Freehold

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

NO ONWARD CHAIN. Step into this charming 2-bedroom terraced home nestled in Sherfield-on-Loddon village, which is within walking distance to all local amenities. It boasts a modern design that exudes warmth and character, with well proportioned rooms throughout. The kitchen is bright and inviting and the lounge/diner is approximately 16ft in length and offers access to the rear garden. Upstairs there are two bedrooms and a family bathroom. 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.

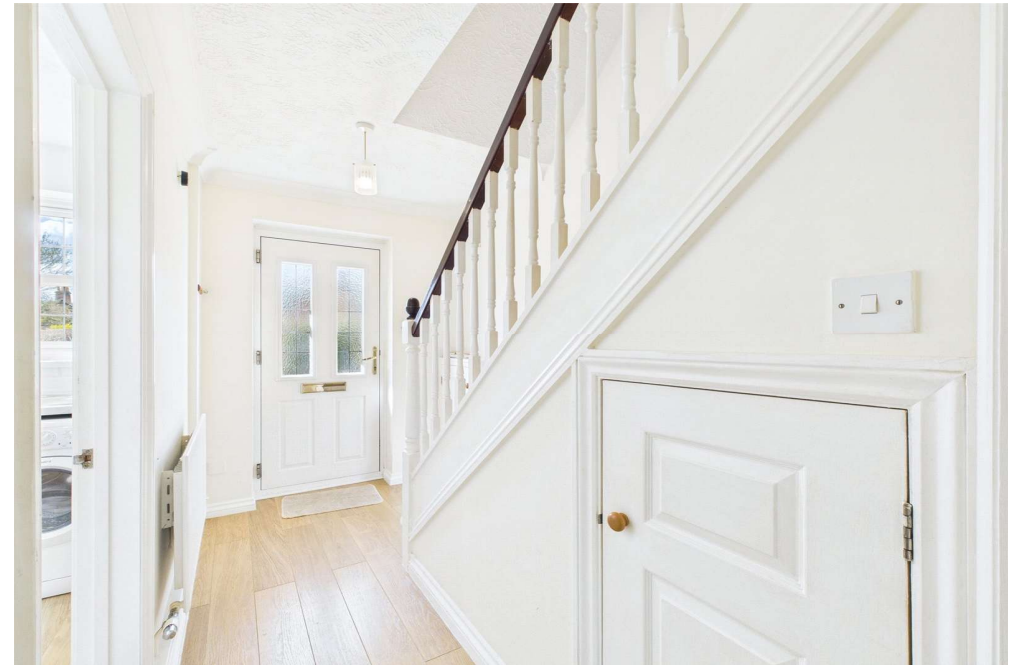
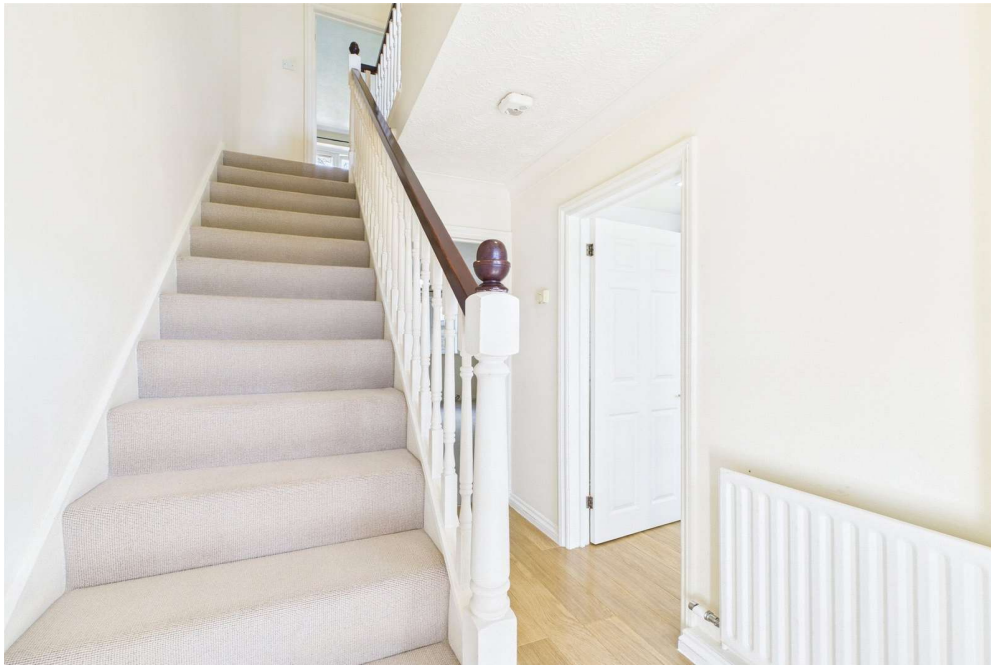
EPC - D

Local Authority - Basingstoke & Deane

Council Tax Band - C

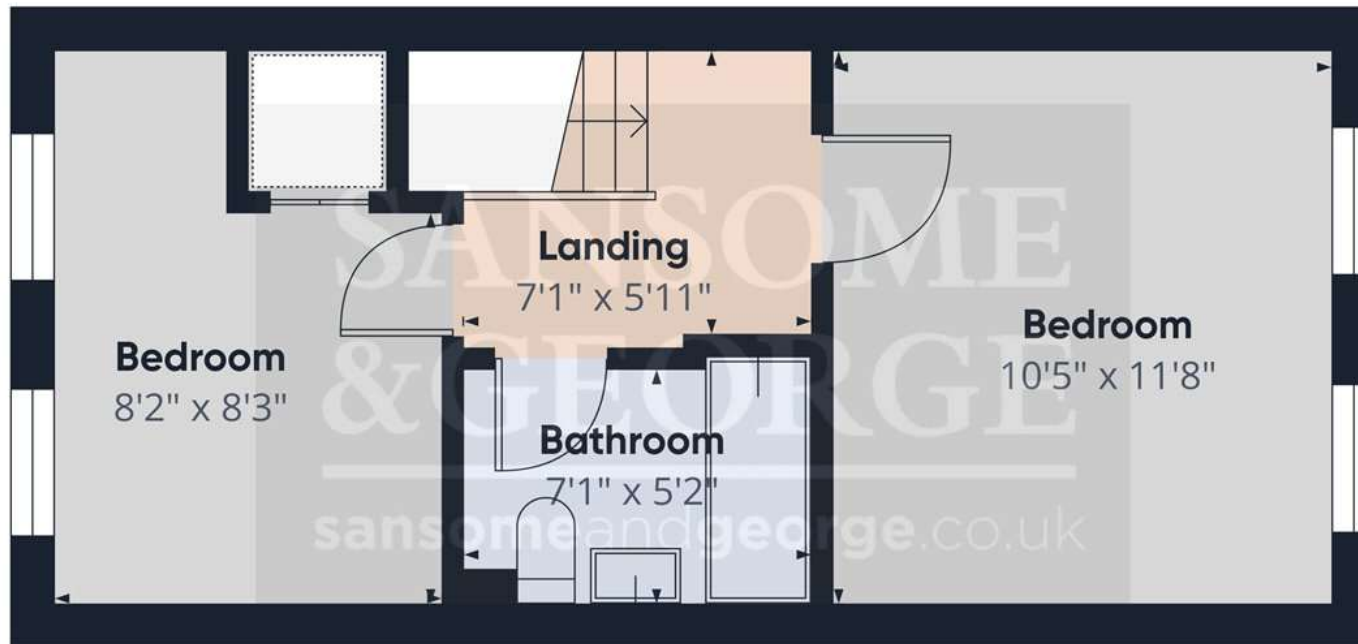
- 2 Bedroom terraced home
- Entrance Hall
- Kitchen
- Living room
- 2 Bedrooms
- Bathroom
- Garden
- Allocated parking







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 |                            |           |
| <b>England, Scotland &amp; Wales</b>        | EU Directive<br>2002/91/EC |           |

## Sansome and George - Bramley

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### 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.

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