

**SANSOME  
&GEORGE**

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



Trenance, Northfield Road, Sherfield-on-Loddon, Hook,

Offers in excess of £500,000 Freehold



SANSOME & GEORGE - 360 VIRTUAL TOUR - Nestled in Sherfield On Loddon, this charming period semi-detached house offers a perfect blend of character and modern convenience. Boasting three bedrooms, this inviting property is ideal for families or those seeking a peaceful retreat. The house features a GENEROUS REAR GARDEN perfect for relaxing or entertaining guests, along with off-street parking and a garage for convenience.

Step inside to discover a light-filled living space, a cosy kitchen and lounge, downstairs cloakroom/utility area and upstairs, three bedrooms and a stylish bathroom - exuding warmth and comfort. With its prime location and desirable features, this property presents a unique opportunity to own a piece of countryside living without compromising on urban amenities. Don't miss out on the chance to make this delightful house your new home. Contact us today to arrange a viewing.

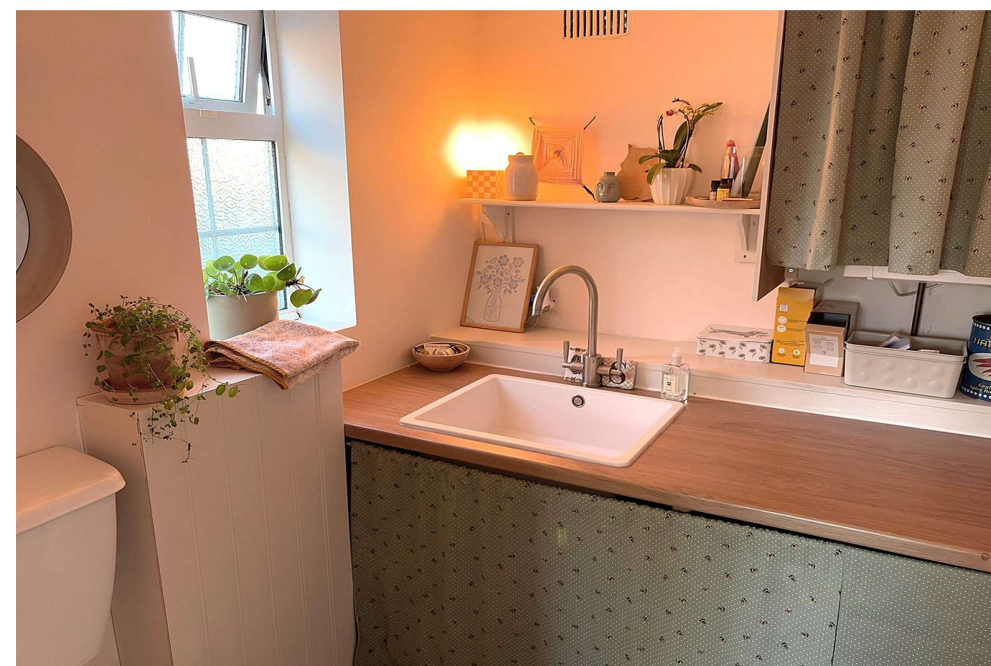
EPC -D

Local Authority - Basingstoke & Deane  
Council Tax Band - E

- Older style 3 Bedroom semi-detached home
- Popular village location
- Porch
- Living room
- Kitchen /Breakfast room
- Utility room
- 3 Bedrooms
- Bathroom
- Garage & Driveway
- Generous rear garden

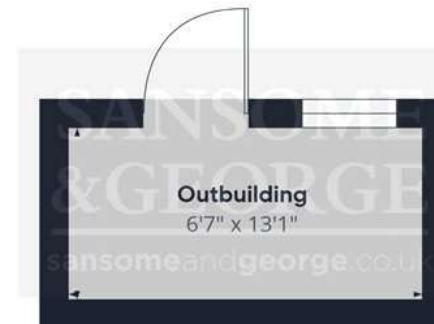








**Approximate total area<sup>(1)</sup>**  
1064 ft<sup>2</sup>



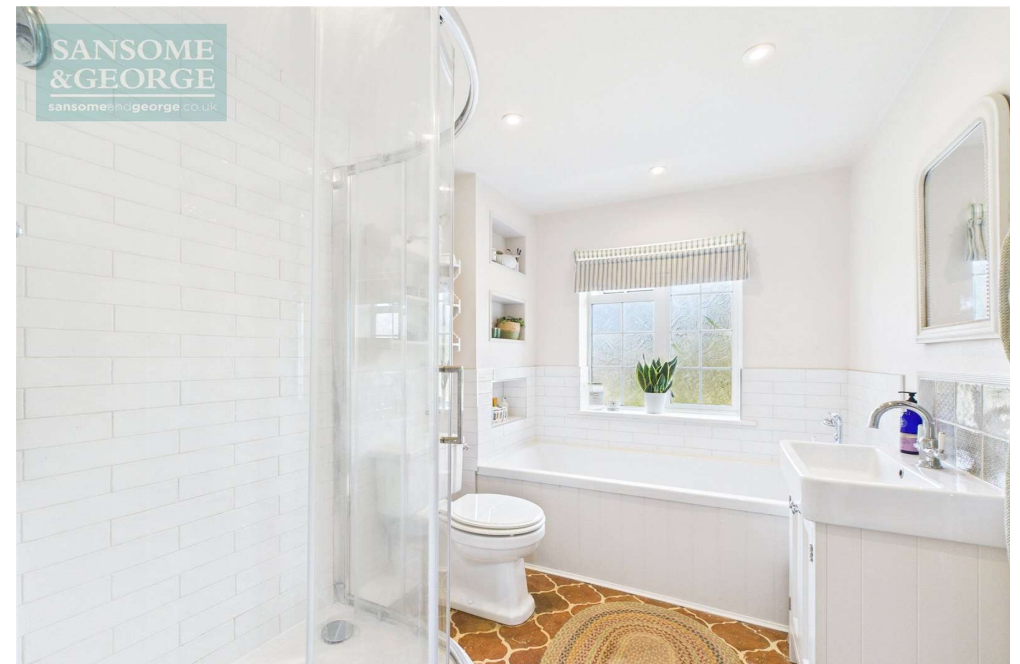
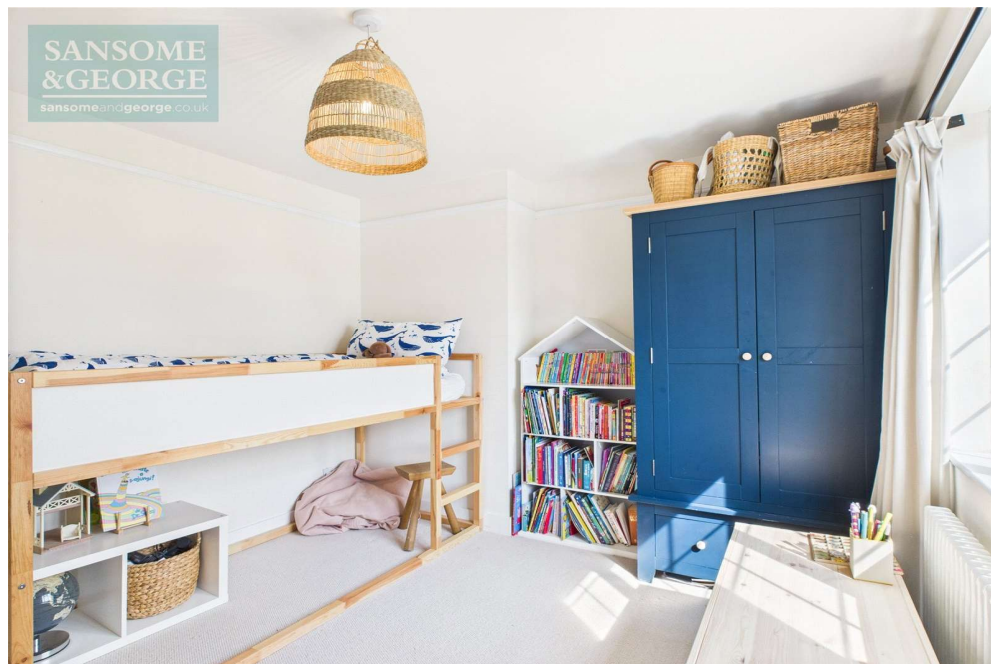
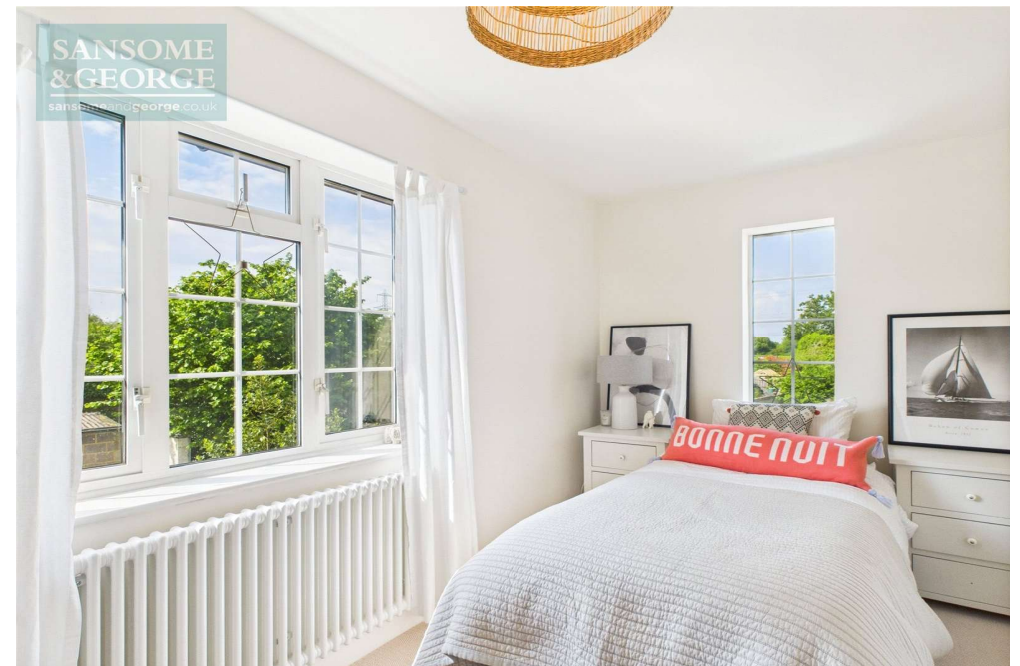
(1) Excluding balconies and terraces

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







Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

## 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.

**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 £80 (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.