

**SANSOME
&GEORGE**

sansomeandgeorge.co.uk



26 Northfield Road, Sherfield-on-Loddon, Hook, Hampshire,

Asking Price £650,000 Freehold

SANSOME & GEORGE - 360 VIRTUAL TOUR - Nestled in the heart of Sherfield On Loddon, is this stunning 4 Bedroom detached house which offers a perfect blend of character and modern living. Boasting 4 bedrooms and 2 reception rooms, this property spans over 1,448 sq ft, providing ample space for a growing family. The inviting ambiance is enhanced by the tasteful decor and abundance of natural light throughout.

The property features a GENEROUS REAR GARDEN, ideal for relaxing or entertaining, along with off-street parking and a garage for added convenience. With its prime location and desirable features, this home offers a peaceful retreat while still being close to local amenities and excellent transport links. Don't miss the opportunity to make this property your own and enjoy the quintessential village lifestyle. Contact us today to arrange a viewing.

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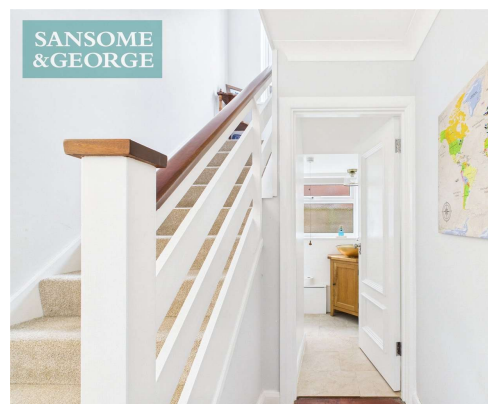
Council Tax Band - F

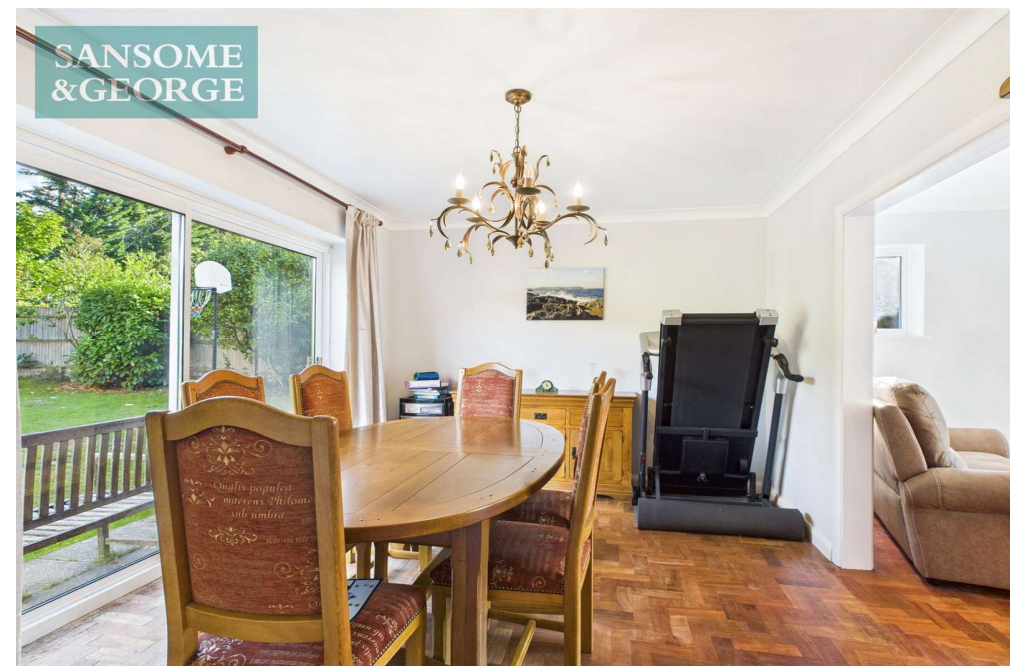
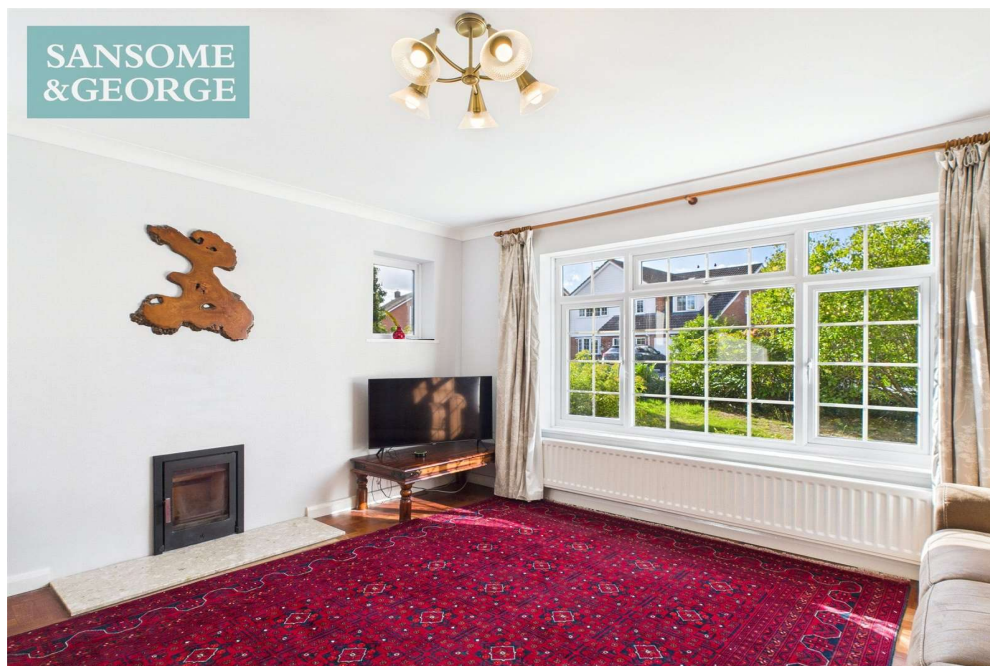
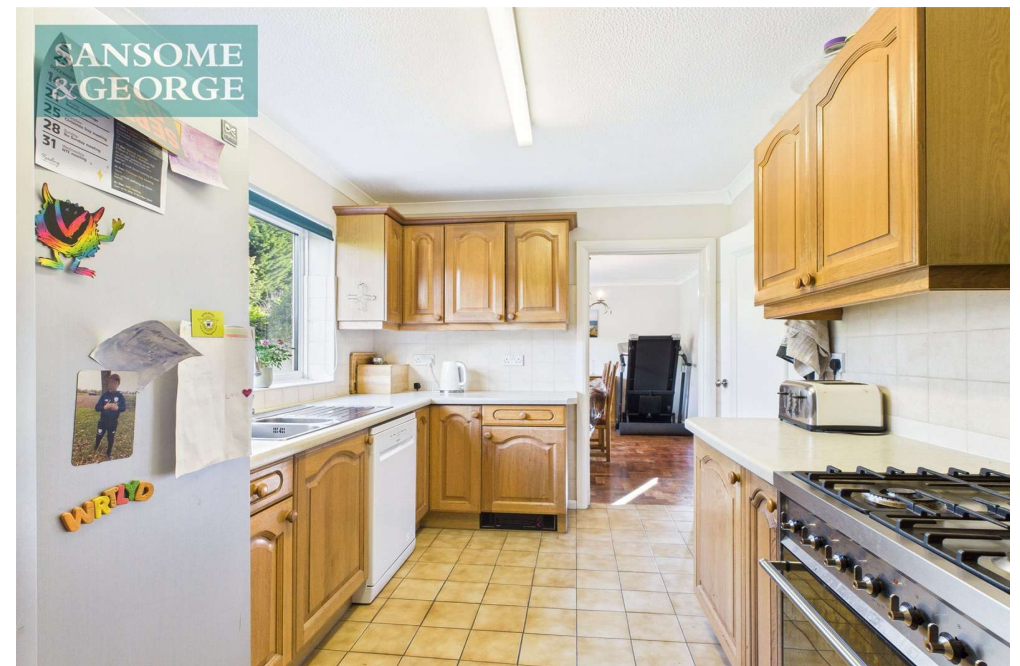
Council - Basingstoke & Deane

The above information may be subject to change during the transaction period.



- 4 Bedroom detached home
- Porch, Hallway, Downstairs W.C
- Living Room
- Dining Room
- Kitchen
- Bedroom 1 with En-suite
- 3 Further Bedrooms
- Generous Rear Garden
- Garage
- Driveway







Floor 0

Approximate total area⁽¹⁾
1448 ft²

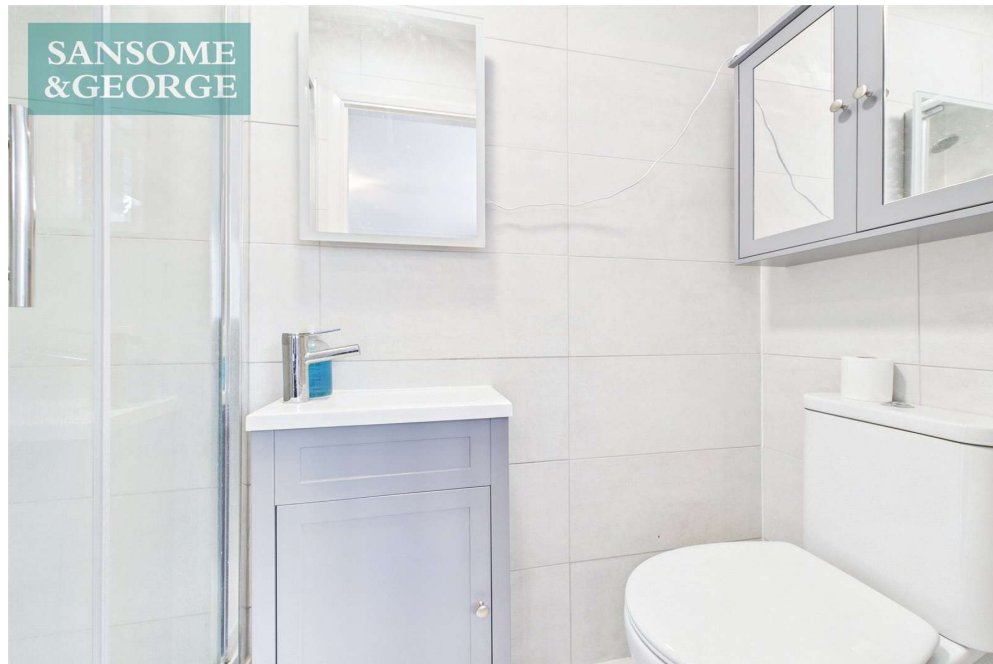
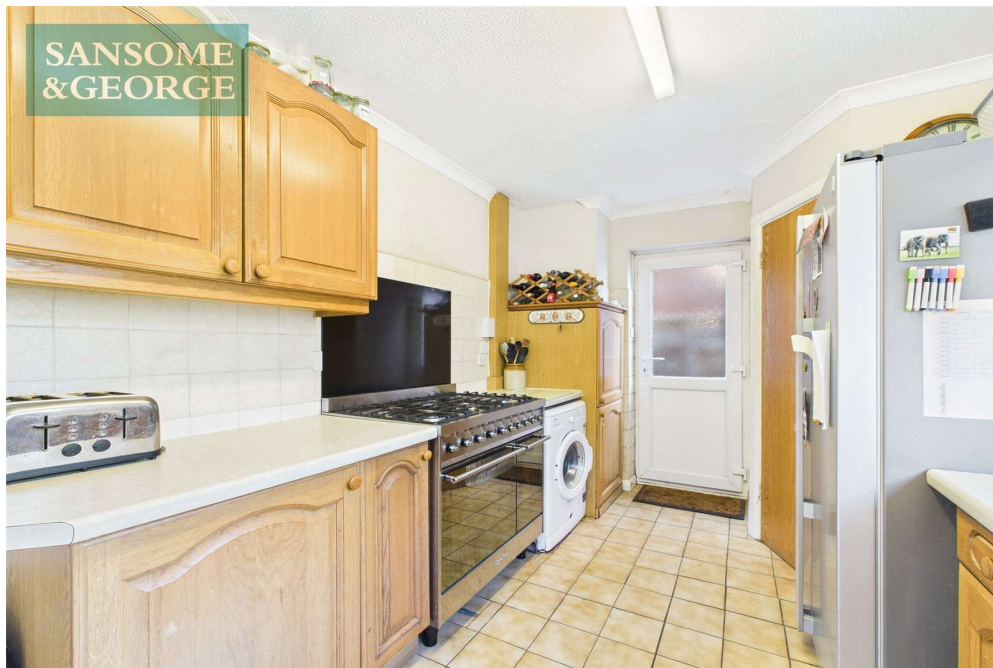


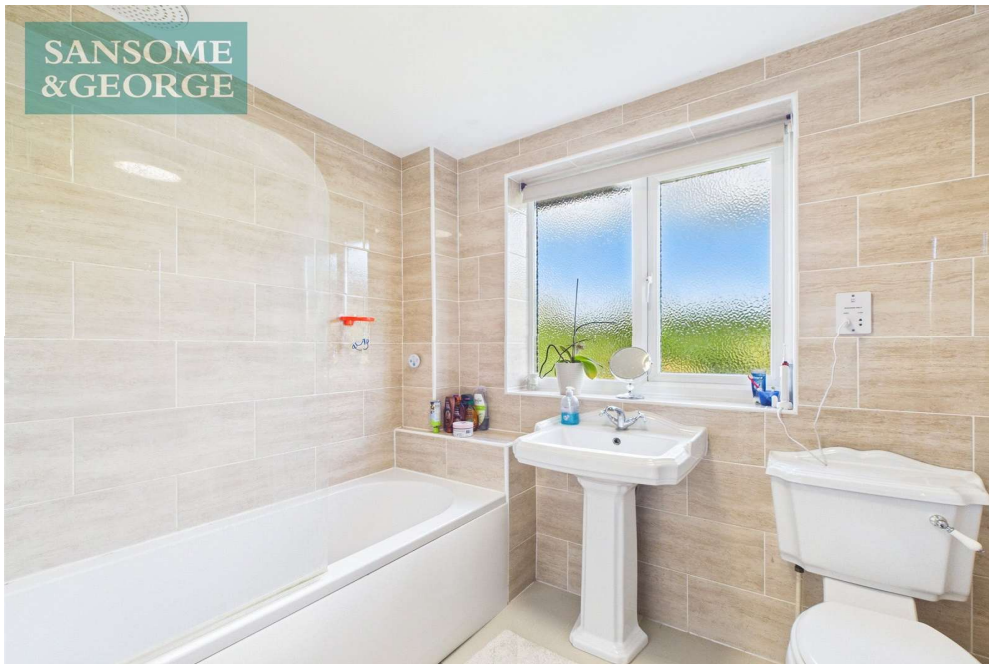
Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

Sansome and George - Bramley

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Sansome & George is a trading name of Sansome & George Hampshire Ltd.
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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.