

Rectory Cottage, Sherfield-on-Loddon, RG27





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Upon stepping into Rectory Cottage the character and attention to detail is clear. The hallway leads you to a cosy sitting room featuring a log burner, perfect for unwinding. Adjacent to this inviting space, you'll find a well-appointed dining room. The reception hallway leads you to the kitchen which has been finished to a high spec with fully fitted integrated appliances. The kitchen is illuminated by French doors and skylight windows that flood the area with natural light.



Tenure: Available freehold

Local authority: E

Council tax band: Basinstoke and Deane Borough Council



Rectory Cottage

Stairs lead up to the first-floor landing off which are three double bedrooms and a family bathroom (with both a bath and a shower).

Outside, ample parking is provided by a large driveway with a wooden gate from the road. The rear garden is private and benefits from a studio which is currently being used as a gym and also a home office. The studio has been finished to a high standard with bifold doors, heating and WC.

Location

Sherfield-on-Loddon, conveniently located for the towns of Basingstoke and Reading. Local amenities include a Post Office, local shop and butcher, two public houses, coffee shop, hair and beauty salon and a golf course close by. Chineham Shopping Centre, within 3 miles, includes a Tesco, M&S Simply Food & Boots. Mainline stations at Basingstoke and Reading provide direct services to London Waterloo and Paddington from 44 minutes and 26 minutes respectively. A branch line station in Bramley connects these towns. Private and state schools nearby include Sherfield School, Daneshill, St Neots, Yateley Manor, Cheam, Bradfield and Elstree.



Property information

Services

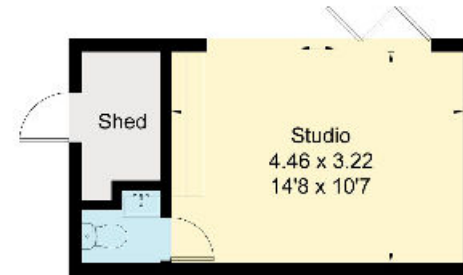
All mains service, gas central heating.

Directions (RG27 0EX)

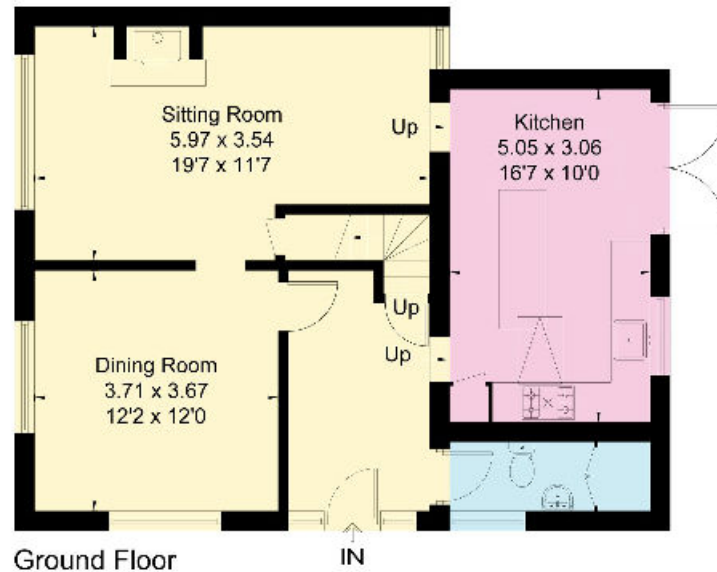
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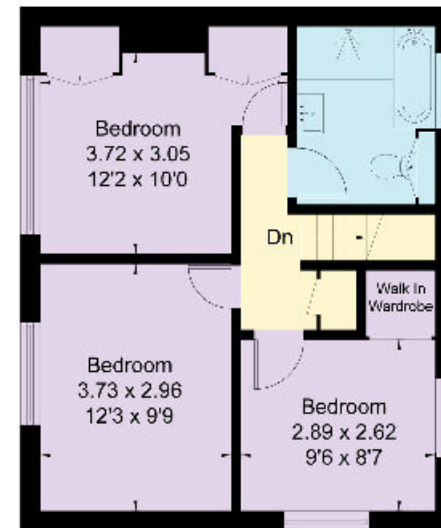
Approximate Floor Area = 109.9 sq m / 1183 sq ft
 Outbuilding = 15.5 sq m / 167 sq ft
 Total = 125.4 sq m / 1350 sq ft (Excluding Shed)



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

Knight Frank
 North Hampshire
 Matrix House
 Basing View
 Basingstoke RG21 4FF
knightfrank.co.uk

I would be delighted to tell you more

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