



Redlands Lodge, Sherfield-on-Loddon, RG27



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This expansive, modern detached family home, set in approximately 2.5 acres, includes an excellent indoor pool complex and two versatile outbuildings. Located behind a gated entrance at the end of a private drive, the property features extensive living space, with the main house covering approximately 5,139 square feet and a total accommodation footprint reaching around 6,995 square feet.

Upon entering the ground floor, a spacious reception hall creates a welcoming ambiance. The large lounge, featuring bifold doors, opens onto a terrace with garden views. Additionally, there is a formal dining room, a cozy snug, and a private study. The modern kitchen boasts sleek cabinetry, integrated appliances, and a central island with breakfast bar seating. Bifold doors connect the kitchen to an impressive family and entertaining room, creating an open and sociable space with direct access to the garden terrace.

Another set of doors leads to the indoor heated pool complex, which includes a gym area, as well as shower and changing facilities. Two sets of double doors open from the pool to the garden, enhancing the indoor-outdoor flow.



Upstairs, the principal bedroom features a private balcony, fitted wardrobes, and an en suite shower room. Across the first and second floors, there are six additional bedrooms, five of which include en suite bathrooms. There is useful eaves storage accessible from the second floor landing.

The exterior of the property features a block-paved, in-and-out driveway with a turning circle, providing ample parking. A triple garage block includes a staircase to a versatile loft room, suitable for use as an office or hobby space. At the end of the garden, a second garage block/outbuilding, equipped with power and water and accessed via a separate driveway, presents additional potential for future development, subject to planning consent.

A decked terrace offers an ideal spot for outdoor dining, overlooking the expansive garden with natural grassland bordered by mature trees, creating a private setting.





Location

The property occupies a semi-rural situation on the edge of the village of Sherfield-on-Loddon (2 miles) where there is an attractive village green with duck pond, 14th century church, public houses, primary school, shop, butchers Post Office and cafe. The position is convenient for a more extensive range of shopping and recreational facilities available in Basingstoke (4 miles) and Reading (12 miles).

The property is well located for the commuter with both the M3 and M4 motorways within reasonable distance making London accessible by road (miles). Basingstoke station provides a service into London Waterloo (from 45 minutes) and Reading station provides a service into London Paddington (from 25 minutes).

There are excellent schools nearby including Wellesley Prep School, Cheam, Lord Wandsworth College and The Sherfield School.

(All distances are approximate.)

Tenure: Freehold

Local Authority: Basingstoke and Deane

Council Tax Band: D

Services: Mains gas, electricity and water. Private drainage. Swimming pool is heated by mains gas.

Postcode: RG27 0JQ



Excellent space and versatility

Approximate Floor Area
 Ground Floor = 301.6 sq m / 3246 sq ft
 First Floor = 127.5 sq m / 1372 sq ft
 Second Floor = 48.4 sq m / 521 sq ft
 Garage = 113.1 sq m / 1217 sq ft
 Workshop = 59.4 sq m / 639 sq ft
 Total = 650.0 sq m / 6995 sq ft
 (Excluding Eaves)

This plan is for guidance only and must not be relied upon as a statement of fact.
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