



Wildmoor Lane Sherfield-on-Loddon Hampshire RG27 0JD

Winkworth



## Wildmoor Lane

Sherfield-on-Loddon Hampshire RG27 0JD

### Accommodation

Hallway  
Living/dining room  
Kitchen  
Four bedrooms  
En-suite shower room  
Family bathroom  
Office/studio  
Utility room  
Garage and car port  
Good size gardens

### Description

This is a home of real quality – remodelled and refurbished by the current owners incorporating a stunning open plan kitchen and living space taking full advantage of the southwestern aspect to the rear.

The location is perfect for the commuter, situated between Basingstoke and Reading with easy access to the M3 and M4 motorways and mainline services into London on the Elizabeth Line from Reading and London Waterloo from Basingstoke.

The focal point of this home is the open plan kitchen and living/dining room, which has tri-folding doors that open seamlessly out to a large, paved terrace in the south west facing rear garden, creating a special place for relaxing and entertaining.

The kitchen is a bespoke design with contrasting 'inframe' units and quartz worksurfaces, which blend well with the herringbone real wood flooring that extends into the living/dining area. The central island has a breakfast bar and integrated appliances include a double electric oven, five-ring electric hob, dishwasher and fridge/freezer. The sense of space is emphasised by the high vaulted ceiling with exposed beams. The living/dining area has a fireplace with a log burner.

The ground floor has three double sized bedrooms

with an en-suite shower room to bedroom one.

Heading upstairs, there is a further double bedroom, with plenty of eaves storage space, and a luxurious family bathroom with an Edwardian styled roll top bath.

Externally, there is a detached garage to the side of the house and this has a home office/studio and utility room to the rear. There is also a timber framed car port and driveway parking to the front of the property.

The rear garden extends to around 63 feet (19.20m) and is south west facing with gardens and farmland beyond. It has a large, paved terrace with a good size lawn.

The property has mains gas and electric and a septic tank.



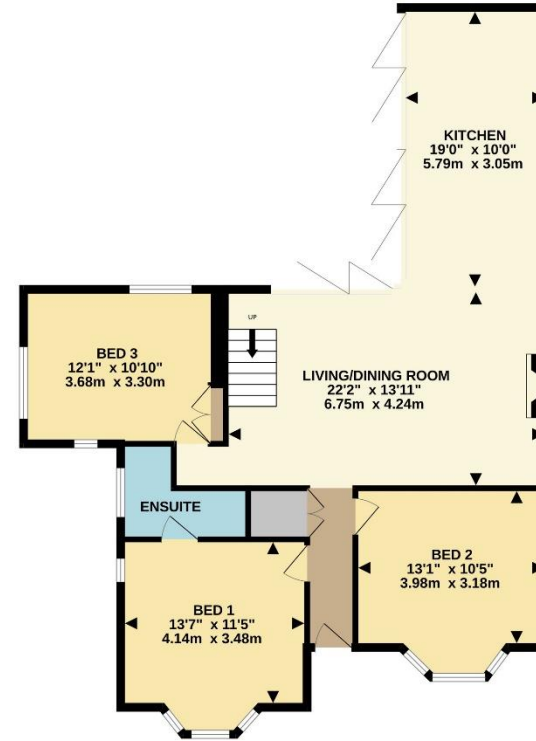
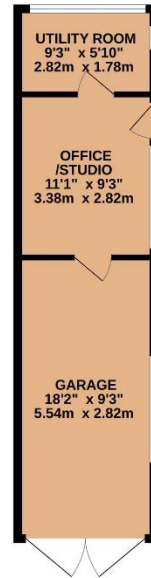
# Wildmoor Lane

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GARAGE

GROUND FLOOR

1ST FLOOR



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92+) <b>A</b>	72 → 83
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England, Scotland & Wales <span style="float: right;">EU Directive 2002/91/EC</span>	

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Basingstoke Office

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