



32 Pound Meadow, Sherfield-on-Loddon, Hampshire

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# 32 Pound Meadow Sherfield-on-Loddon, Hampshire RG27 0EP

A very well presented family house with balanced accommodation in this desirable village

Hook 4.6 miles - mainline station (London Waterloo 55 minutes), Basingstoke 5.7 miles mainline station (London Waterloo 44 minutes), Odiham 12 miles, M3 (Junction 5) 6.6 miles.

Sitting room | Dining room | Kitchen/breakfast room | Study | Utility room | Cloakroom  
Principal bedroom with en suite bathroom  
4 Further bedrooms | Family shower room  
Double Garage | EPC Rating C

## The property

This balanced family house offers notably light, generously proportioned accommodation in a mature setting in the appealing village of Sherfield-on-Loddon and the various amenities and facilities available here.

On the ground floor the sitting room has a south westerly aspect and access out onto the terrace and into the recently landscaped garden through patio doors. There are also French doors onto a further terrace to the south eastern side of the house. The dining room is situated conveniently between the sitting room and the well planned kitchen/breakfast room. The kitchen provides further entertaining space as well as a walk-in pantry. A utility room, off the kitchen, has a side door. There is a cloakroom and importantly, a home office/study. Upstairs, a principal suite with bathroom has an aspect over the garden and three further well proportioned bedrooms, a single bedroom and a family bathroom provide excellent bedroom space for other members of the family and guests. The large loft could be converted, subject to the required consents.

## Outside

A larger plot than many here, this property enjoys a bonus space to the southern eastern side of the house, cleverly landscaped to create a sheltered and private space for BBQ and dining. The main garden flows from the back of the house and includes a paved terrace and lawn which provides an ideal area for children to play. To the front of the house there is gravelled parking for three to four cars in front of the double garage.

## Location

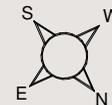
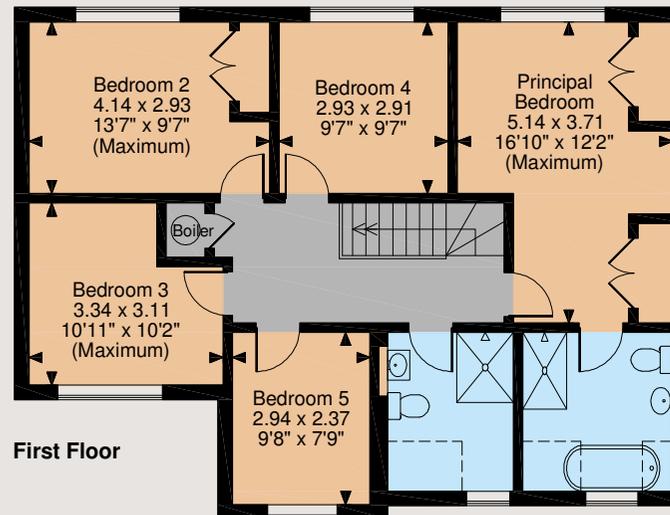
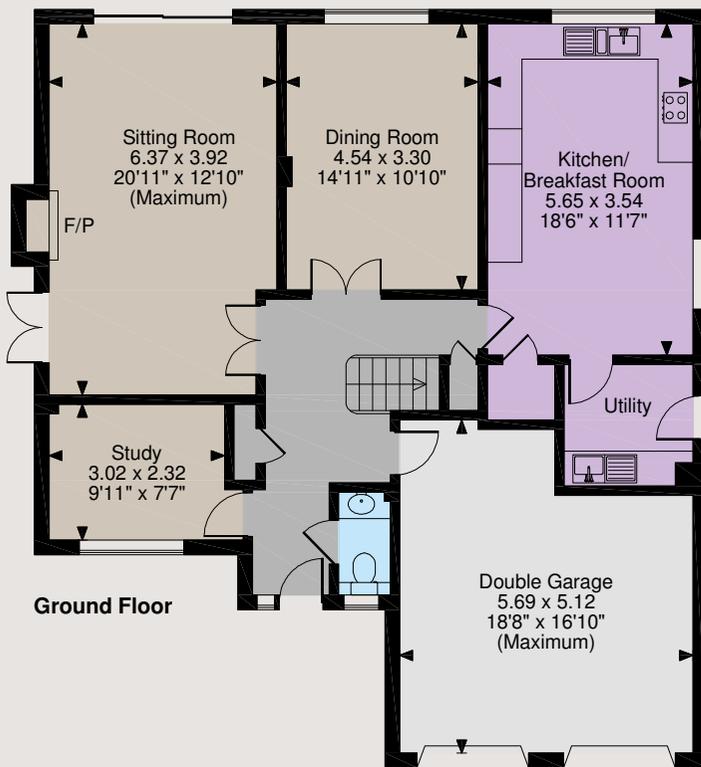
Forming part of this Berkeley Homes development built in 1991, the house sits well into the scheme and occupying a particularly appealing position with an outlook to the south west from the back of the house towards the village pond and beyond that, the village green. Local amenities include a shop, butchers, post office, a coffee shop and two public houses. More comprehensive shopping and recreational amenities are in nearby towns of Basingstoke and Reading. There are a number of footpaths in the area some along the river Loddon.

State and independent schools in the area include Sherfield School, Daneshill, St Neot's, Yateley Manor, Cheam, Bradfield and Elstree. The village is within approximately 2 miles of Bramley Station which goes into Reading, which connects to the London Paddington line and then to the Elizabeth Line. Junction 5 of the M3 is nearby.





Floorplans  
 Main House internal area 1,835 sq ft (170 sq m)  
 Garage internal area 274 sq ft (25 sq m)  
 Total internal area 2,109 sq ft (196 sq m)  
 For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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## Directions

From the M3 (Junction 6) take the A339 towards Basingstoke. Stay on the A339 at the traffic lights and then take the slip road A33 towards Reading. Continue towards North Binfields and Sherfield on Loddon for about 3 miles. After a mini roundabout, to your left you will see the spire of St Leonard's Church, continue along the A33 and after a short distance take the left hand fork into the village just after the entrance to Sherfield School on the right. Pound Meadow will be found on the right hand side after the village duck pond. Take the first turning right and number 32 is set back on the right.

## General

**Local Authority:** Basingstoke and Deane  
**Services:** Mains gas, electric, water and drainage  
**Council Tax:** Band G  
**Tenure:** Freehold  
**Guide Price:** £920,000

## Odiham

82 High Street, Odiham, Hampshire RG29 1LP

**01256 702892**

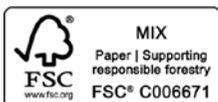
odiham@struttandparker.com  
 struttandparker.com

@struttandparker

/struttandparker

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