



Keepers Cottage, Wildmoor Lane,  
Sherfield-on-Loddon, Hampshire

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# Keepers Cottage, Wildmoor Lane, Sherfield-on-Loddon, Hampshire RG27 0HB

An appealing five-bedroom cottage located on the fringes of a highly convenient village, close to local amenities

Sherfield-on-Loddon 0.9 mile, Basingstoke 5.4 miles, Hook 6.5 miles, Odiham 9.0 miles, Reading 12.5 miles, Bramley station 2.9 miles (London Paddington 49 minutes), M3 (Jct. 6) 5.5 miles, M4 (Jct. 11) 9.3 miles

Entrance lobby | Reception hall | Drawing room  
Family room | Kitchen/dining room | Utility room  
Cloakroom | 5 Bedrooms | 2 Family bathrooms  
Garden | Double garage with first floor office over | EPC rating D

## The property

Keepers Cottage is an attractive family home, sensitively modernised and extended to offer more than 2,600 sq. ft. of light-filled accommodation over two floors.

The ground floor accommodation flows from a welcoming reception hall, with parquet flooring, a large drawing room that features a fireplace with woodburning stove flanked on each side by bespoke shelving, and French windows to the terrace. A generous family room has wooden flooring and French windows that also lead to the terrace, and an extensive dual aspect kitchen/dining room. The kitchen has a range of wall and base cabinets. There is a breakfast bar and integrated appliances, while the oak floored dining room has a fireplace and space for a sizeable table. The ground floor accommodation is completed by a fitted utility room with a door to the garden.

On the first floor the property offers a generous principal bedroom with built-in storage, four further well-proportioned bedrooms, two with feature fireplaces, and two family bathrooms.

## Outside

Having plenty of kerb appeal, the property is approached over a driveway providing private parking and access to a detached double garage with internal stairs rising to a vaulted first floor office. The well-maintained garden is laid mainly to lawn bordered by well-stocked flowerbeds. There is a generous paved terrace, ideal for entertaining.

## Location

The property is in a delightful setting on the fringes of the picturesque village of Sherfield-on-Loddon which has a village green with pond and a good range of day-to-day amenities including a village store, Post Office, butcher, coffee shop, village hall, two public houses and fabulous walking opportunities along the banks of the river Loddon. The nearby towns of Basingstoke, Hook, Fleet and Reading offer a wider selection of shopping and leisure facilities.

Communications links are excellent with the M3 and M4 motorways providing access to major regional centres and the national motorway network. Nearby Bramley station provides a short journey time to Basingstoke and Reading from where there are direct links to central London in less than an hour.

The area offers a good selection of independent schools including Sherfield in the village, Wellesley Prep, St. Neot's Prep, Padworth College, Lord Wandsworth College, St. Nicholas', Leighton Park, Crosfields and Yateley Manor.

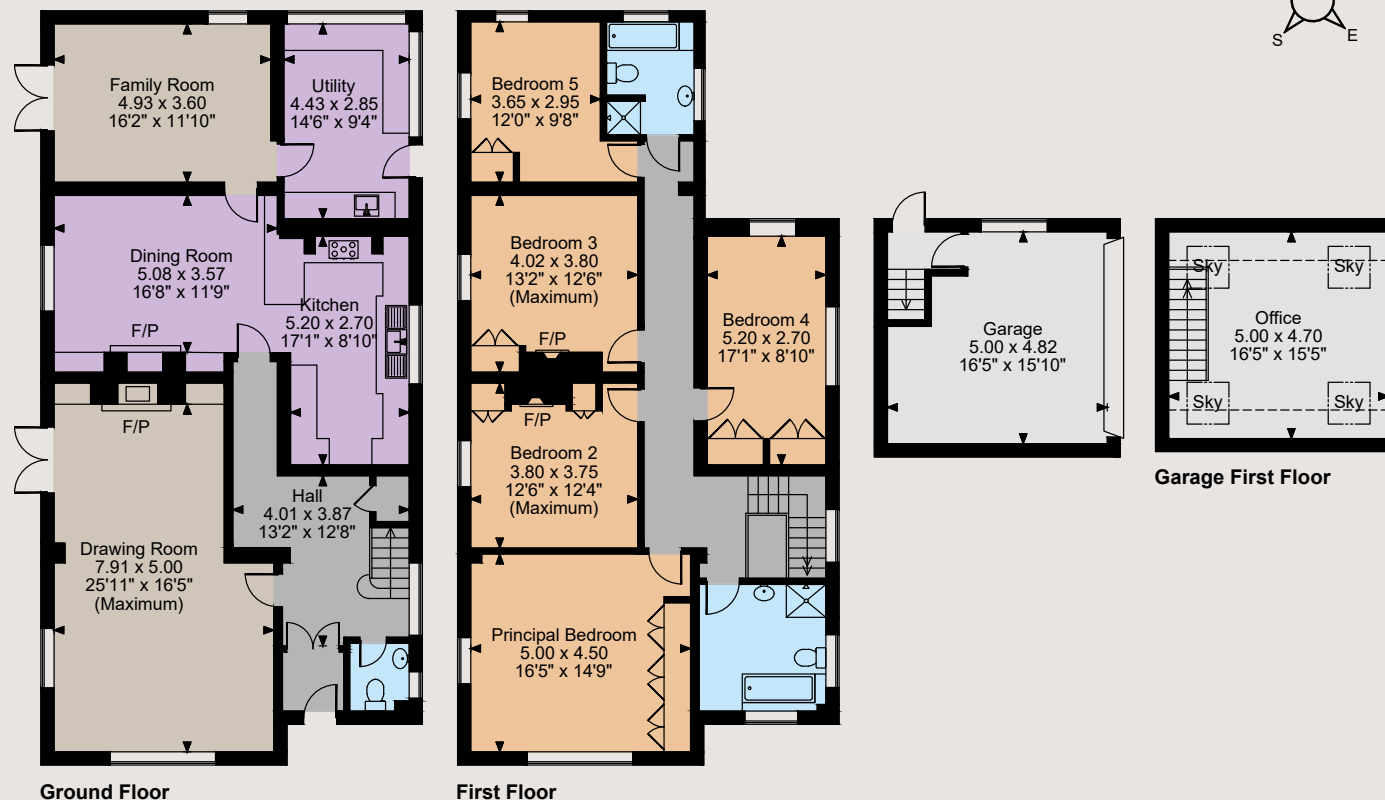






## Floorplans

House internal area 2,641 sq ft (245 sq m)  
Garage Building internal area 425 sq ft (40 sq m)  
Total internal area 3,066 sq ft (285 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 Basingstoke, head towards Reading on the A33, passing through the traffic lights at Chineham. Continue over the roundabout and after about half a mile passing the entrance to Sherfield School take the next turning right into Wildmoor Lane. Go past the entrance to Sherfield Oaks Golf Club and the house will be found on the right after a short distance.

## General

**Local Authority:** Basingstoke and Deane

**Services:** Mains electricity, private water and drainage compliant with current regulations. Oil-fired central heating.

**Council Tax:** Band F

**Tenure:** Freehold

**Guide Price:** £1,200,000

## Odiham

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