



# 27 Avington Way, Sherfield-on-Loddon, Hook, Hampshire, RG27 OAY

## The Property

This beautifully presented, four bedroom family home, is situated within the desirable village of Sherfield-on-Loddon providing flexible family living.

Benefits to the property include; four bedrooms, two bathrooms, living room, kitchen/dining room, water softner and externally; garden, garage, driveway parking and solar panels.

### **Ground Floor**

On entering the property you are welcomed into the hallway with underfloor heating and cloakroom.

The light and bright living room leads through double doors into the well-appointed fitted kitchen/dining room with integrated appliances and patio doors out to the rear garden.

#### First Floor

On the first floor are two good sized bedrooms both of which have built-in-wardrobes. The main bedroom benefits from a fitted en-suite shower room.

#### Second Floor

On the second floor are a further two generous bedrooms one of which is currently being used as a family room. There is also a further family bathroom suite with overbath shower.

#### Outside

To the rear is an enclosed garden mainly laid to lawn with a substantial patio overlooking the garden, making it an ideal spot for entertaining or relaxing in the sunshine.

To the front is private driveway parking leading to garage with power and lighting along with a door directly into the rear garden.

#### 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.

Basingstoke station provides a service into London Waterloo (from 45 minutes) and Reading station provides and service into London Paddington (from 25 minutes).

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











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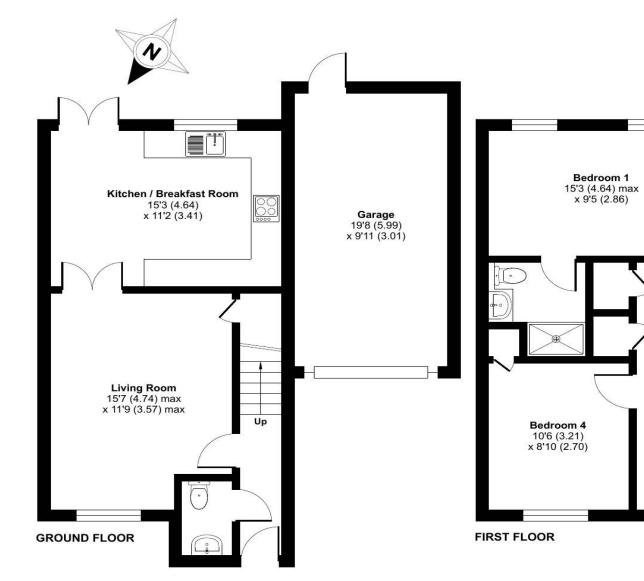


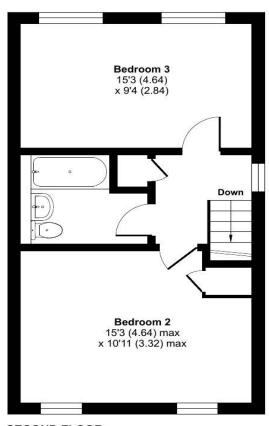


# Avington Way, RG27

Approximate Area = 1239 sq ft / 115.1 sq m Garage = 194 sq ft / 18 sq m Total = 1433 sq ft / 133.1 sq m

For identification only - Not to scale





SECOND FLOOR

Down

Up

(1)

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nuchecom 2025. Produced for McCarthy Holden. REF: 1254207

# Places of interest

Basingstoke centre offers a vast choice of shops, public houses and cafes along with places of interest and activities for families.

Road links are excellent within the local area and the M3 access is within 3 miles of the property.











## **Consumer Protection Regulations**

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If there is any point which is of particular importance to you we will be pleased to check the information for you and confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

Directions - Postcode RG21 0AY. Please contact McCarthy Holden for detailed directions

Fixtures and fittings: All items of fixtures and fittings, including but not exclusively carpets, curtains/blinds, light fittings, kitchen equipment and garden ornaments etc.

are specifically excluded unless mentioned..

Viewing

Telephone sole agents McCarthy Holden: 01256 704851 Services

Mains electricity, gas and mains drainage.

EPC - A (92)

**Local Authority** 

Basingstoke and Deane Council 01256 844844 Band E



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