



Church End, Sherfield-On-Loddon, Hook, RG27 0JB

£800,000



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CHEQUERS are proud to offer for sale 'Church View', a stunning detached residence on the fringes of the popular Sherfield on Loddon village. The property has been subject to substantial renovation to a high specification by the current owner over the years. On the ground floor is a 21' lounge with log burner, luxury kitchen/dining room hub, office/playroom, utility/study, boot room and bedroom 5. There is a master bedroom with an impressive en-suite bathroom, three further bedrooms and a shower room are arranged on the first floor. Further benefits include generously sized gardens which wrap around the house to the side, detached car port and ample parking. Viewing is essential to fully appreciate the standard of finish and flexible accommodation on offer.

RECEPTION HALL:

Stairs to first floor, radiator, feature under stairs cupboard with shelving and lighting.

CLOAKROOM:

Suite of low level w.c., vanity unit with inset wash hand basin.

OFFICE/PLAYROOM:

11'4" max x 7'6" max (3.45m max x 2.29m max)

Front aspect with feature shutters, radiator, inset spotlights.

LOUNGE:

21'8" max x 12'9" max (6.60m max x 3.89m max)

Double aspect, feature fireplace with log burner, wall lights, inset spotlights, radiator.

KITCHEN/DINING ROOM HUB:

23'5" max x 14'2" max (7.14m max x 4.32m max)

Rear aspect, refitted and comprising extensive granite work surfaces, inset butler sink with mixer tap, range of eye and base level units, inset hob with extractor over and twin ovens below, storage cupboard with appliance space, feature island with drawers below and wooden breakfast bar, bi-fold doors to garden, door to -

UTILITY/STUDY:

12'8" max x 8' (3.86m max x 2.44m)

Offering flexible use, currently with work surfaces, single drainer sink unit with cupboard below, appliance space, eye level cupboard, study area with desk, cupboards either side and a storage cupboard over, spotlights, French doors to rear garden, glazed door to front, door to -

BOOT/STORAGE ROOM:

15'7" x 8'10" (4.75m x 2.69m)

Storage cupboards, bench with cloaks hanging space over, double glazed door to rear garden, door to -

BEDROOM FIVE:

15'7" x 8' max (4.75m x 2.44m max)

Rear aspect, built-in wardrobes, spotlights, wall mounted electric heater.

STAIRCASE GIVES ACCESS TO GALLERIED LANDING:

Front aspect with feature shutters, access to loft space, radiator.

MASTER BEDROOM:

13'6" max x 11'2" max (4.11m max x 3.40m max)

Rear aspect, range of built-in wardrobes, picture rail, radiator, inset spotlights, door to -

EN-SUITE BATHROOM:

Luxury refitted suite comprising slipper bath with mixer tap and shower attachment, vanity unit with inset wash hand basin, low level w.c., feature radiator, mirror, concealed lighting.

BEDROOM TWO:

13' max x 11'7" max (3.96m max x 3.53m max)

Rear aspect, built-in wardrobes, picture rail, radiator, spotlights.

BEDROOM THREE:

10'1" x 9'6" max (3.07m x 2.90m max)

Front aspect, storage cupboard, picture rail, radiator.

BEDROOM FOUR:

10' x 9'2" (3.05m x 2.79m)

Rear aspect, built-in wardrobe, radiator.

SHOWER ROOM:

Walk-in shower cubicle, vanity unit with inset wash hand basin and low level w.c., radiator, spotlights.

GARDENS:

To the front of the property is a gated entrance leading to shingled parking to the side and leading to car port, raised flower beds and conifer hedging. The rear garden enjoys a good level of privacy with feature patio leading to lawned area, gate giving access to raised vegetable plots and shingled area, garden shed, double gates leading to the front.

COUNCIL TAX:

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MONEY LAUNDERING REGULATIONS:

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



GROUND FLOOR
1425 sq.ft. (132.4 sq.m.) approx.



1ST FLOOR
784 sq.ft. (72.9 sq.m.) approx.



5 BEDROOM DETACHED

TOTAL FLOOR AREA : 2209 sq.ft. (205.2 sq.m.) approx.

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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Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
191-214	B		
155-190	C		
129-154	D		
103-128	E		
77-102	F		
51-76	G		
Not energy efficient - higher running costs			
		73	84

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Target
Very environmentally friendly - lower CO ₂ emissions	A		
91-91	B		
69-80	C		
49-68	D		
29-48	E		
9-28	F		
1-8	G		
Not environmentally friendly - higher CO ₂ emissions			

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