



Rockbourne Road, Hook, Hampshire, RG27 0SR

Guide Price £325,000

LODDON PROPERTIES is delighted to offer this rarely available and immaculately presented detached coach house on the highly sought-after Sherfield Park development. WITH NO CHAIN - This exceptional home is arranged over two floors. On the ground floor, you are welcomed by a practical separate utility room providing access to both the integral garage and a private rear decked garden space. The first floor offers an impressively spacious open-plan lounge/kitchen/diner, creating a superb living and entertaining space. The modern kitchen features a breakfast bar and is fully equipped with oven, hob and extractor, with plenty of cupboards. Off the main landing are two generous airing cupboards offering excellent additional storage, along with a family bathroom fitted with a shower over the bath. The property further benefits from two large double bedrooms, both with fitted wardrobes. The principal bedroom enjoys the added luxury of an en-suite shower room. Additional features include gas central heating with hive active heating, double glazing, and stylish fitted shutter blinds throughout. Externally, the property offers allocated parking, a garage, and a private enclosed decked garden, making this an ideal home. Situated just off the A33, the property enjoys excellent commuter links to the M3, M4, and A339, with Bramley and Basingstoke mainline stations close by. Located on the award-winning Sherfield Park development, and in particular on the prestigious Rockbourne Road, this home is expected to attract high demand. OPEN DAY: Saturday 31st January - Please call the team now to book your personal viewing appointment

COUNCIL TAX BAND: C EPC RATING: C





- NO ONWARD CHAIN - FREEHOLD!
- DETACHED COACH HOUSE
- TWO DOUBLE BEDROOMS
- OPEN PLAN KITCHEN/LOUNGE/DINER
- EN-SUITE TO MASTER
- SEPARATE UTILITY ROOM
- PRIVATE ENCLOSED DECKED GARDEN
- INTEGRAL GARAGE
- ALLOCATED PARKING
- WALKING DISTANCE TO SHOPS



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

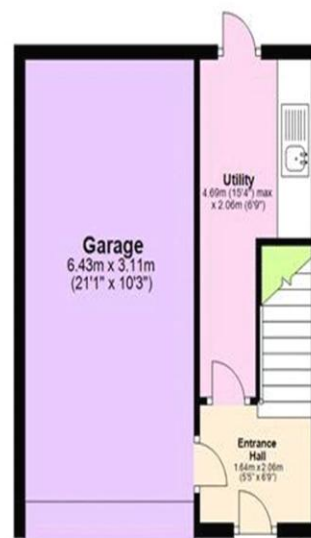
 **rightmove**.co.uk
The UK's number one property website

 **twitter**

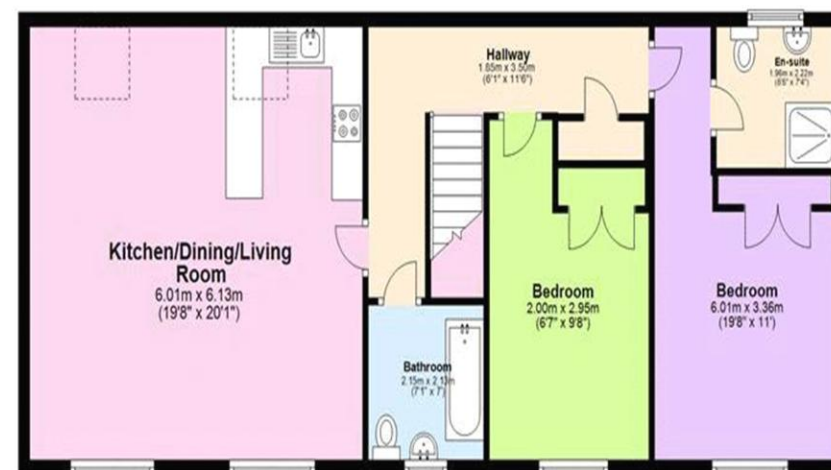
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Ground Floor



First Floor



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LODDON PROPERTIES

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