

Belvoir Basingstoke Sales
10 New Street, Basingstoke, Hampshire, RG21 7DE

BELVOIR!

Up Street, Dummer,, Hampshire RG25 2AH



Call: 01256811220

belvoir.co.uk

The current owners have extensively extended the property to provide well-proportioned and adaptable accommodation which they have maintained to a very high standard. Double-glazing and front door have recently been replaced.

The front door opens into a large hallway with staircase to the first floor, a hallway to a study and doors leading to the dining room, sitting room and kitchen / breakfast room. There is also a downstairs w.c. off this hallway. A separate door adjacent to the garage provides easy access to the garage, utility, family room and kitchen. (Ideal for wet dogs and access in wet clothing / boots.)

The layout lends itself easily to the creation of separate "granny-annex", subject to any consents that might be required.

Sitting Room:

A large room, situated to the rear of the property, with a fireplace and double doors to the dining room and a door to the kitchen / breakfast room.



Dining Room:

Good-sized room with plenty of space for comfortable formal dining. Bay window overlooks the front of the property.



Study:

A nice space, situated sufficiently apart from the other downstairs living areas to be a suitable refuge for homework or meeting deadlines for reports.



Kitchen:

Modern kitchen, with plenty of wall and base units and benefiting from a large work-top separating the kitchen from the breakfast room. Large gas range and hob with extractor.



Breakfast Room:

Space for a large table for informal dining and large doors opening onto the patio.

Utility Room:

Plumbing for washing machines. Space for fridge-freezer etc. Vent for tumble dryer. Plenty of storage, with additional work-surfaces and sink.



Family Room:

Great space for less-formal entertaining, with large doors opening onto the garden for those bbq's where weather is not so clever. Or a great space for the kids.



Master bedroom:

Complete with fitted wardrobes and large, good quality ensuite.

Other Bedrooms:

4 further bedrooms in the main house. (3 double and 1 single)

Family Bathroom:

With bath and separate shower, finished to a high standard.

Guest suite:

Large double bedroom, with eves storage and ensuite bathroom with large free-standing bath.

Garden:

Wraps around the property and is bordered by hedges and fencing. Dog-proof. Good sized patio to the rear.

Location:

The property is situated on Up Street, near the centre of the village, (population around 500) adjacent to a small duck pond.

Its location benefits from:

All Saint's Church, The Queen Inn pub, Dummer Golf Club (with Basingstoke Golf Club being only a further 0.75 miles distant), a garden centre, The Sun Inn on the A33 (0.75 miles) Popham airfield around 5 mins by car, Beechdown Health and Fitness Club some 8 mins by car, and there are a variety of riding stables within a 15 minute drive.

Railway stations:

Basingstoke: 6.5 miles (15 minutes) Connections to London Waterloo, Winchester, Southampton and Reading.

Micheldever: (15 mins) Connections to London Waterloo, Winchester and Southampton.

Easy access to the road-network:

M3 Junction: 5 mins. A303 10 mins. A33 5 mins. A34 15 mins. M4 35 mins.

In Basingstoke: A thriving shopping centre including a new John Lewis at Home and the large Festival Place shopping centre with 150 shops and restaurants, theatres, multi-plex cinemas, 10 pin bowling, ice-skating, indoor sky-diving, swimming pools, museums, Basingstoke Town Football Club, Basingstoke Hockey Club, Basingstoke Rugby Club.

Nearby towns: Winchester: 14 miles, North Waltham: 1.7 miles, Andover: 16.5 miles, Southampton: 26 miles, Newbury: 21 miles, Reading: 24 miles, Salisbury: 33 miles, London: 52 miles.

Services: Mains electricity. Metered water supply.

Private drainage.

Oil fired boiler for heating and hot water.

Bottled gas for oven and hob.

Tenure: Freehold.

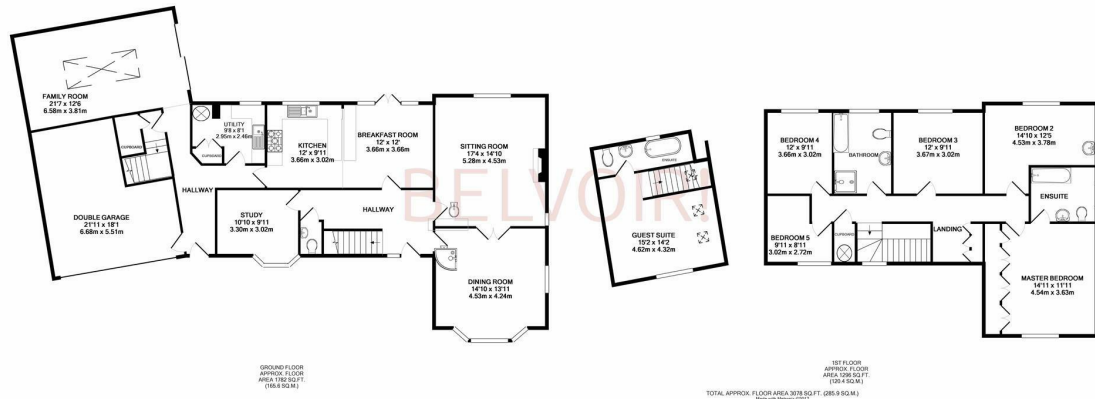
Local Authority: Basingstoke & Deane Borough Council. Council Tax Valuation: Band G

Viewings:

Strictly by appointment with Belvoir.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	75
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	
Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	72
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	
England & Wales	



These particulars are intended as a guide and act as information only. They give a fair overall description for the guidance of potential purchasers, but do not constitute an offer or part of a contract. All details and approximate measurements are given in good faith and are believed to be correct at the time of printing