


Hellards



At home in Dummer

New House, Bible Fields

DUMMER, BASINGSTOKE, RG25 2AN

Guide Price £650,000

- Immaculate 3 bedroom house
- Modernised throughout
- Sought after village location
- Driveway parking for multiple cars
- Single garage
- Air Source Heat Pump
- Enclosed rear garden
- NO ONWARD CHAIN

Extremely well presented and stylish 3 bedroom semi-detached house located on a secluded private lane in the sought-after village of Dummer. Impeccably presented throughout, the current owners have carried out extensive renovations and the property has been modernised from top to bottom including, but not limited to, triple glazing, under floor heating and air source heat pump, making it a very economic house to run.

The house is approached via a private lane that is shared with only two other houses and leads to a driveway with space for multiple cars. Once inside the house you are greeted with a spacious entrance hall with engineered wood flooring throughout, timber doorframes, skirting and staircase, the house has a very natural warm feel. From the entrance hall there is a WC, doorway leading into the attached single garage and stairs taking you up to the first floor accommodation to your right. To the left of the entrance hall there is a doorway leading into the open plan living room/diner, which in turn opens into the modern fitted kitchen. Just off of the kitchen is a very useful utility room and door leading out to the rear garden.





The first floor accommodation consists of 3 double bedrooms, 2 of which have built in wardrobes, and the stylish family shower room. The first floor is equally well presented, in keeping with the rest of the house.

Outside, the south facing enclosed rear garden is well presented and offers a tranquil space to relax. The garden has been extended to maximise space for garden furniture and bbq/eating area. There is also a single garage attached to the house that has been insulated and new wooded double doors recently fitted.

Dummer is a delightful village with a fantastic sense of community, the village has the benefits of a church, public house and a golf course. More comprehensive facilities can be found in Basingstoke including supermarkets and the mainline railway station with excellent services into London Waterloo. The M3 (within 1.5 miles) provides access to both London and the south coast as well as the national road network. There are a number of good state and private schools for all age groups within the vicinity.

SERVICES

We understand that mains water and electricity are connected, Air Source Heat Pump, shared private drainage

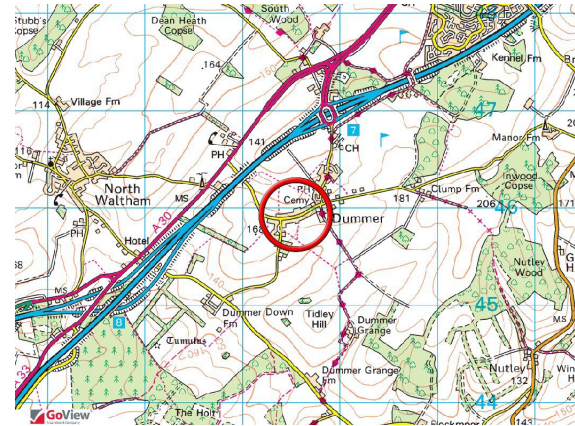
LOCAL AUTHORITY INFORMATION

Basingstoke & Deane Council
Council Tax Band: E

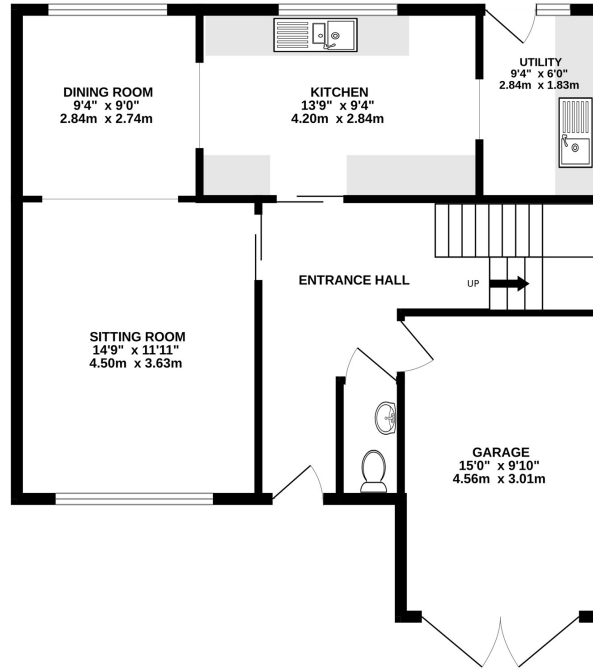
DIRECTIONS

From Axford on the B3046 take the Dummer Road (signposted to North Waltham) and follow for over 2 miles. Turn right at a signpost to Dummer. As you come into the village, bear left at the small green onto Bible Fields. New house is located 50 meters on your left.

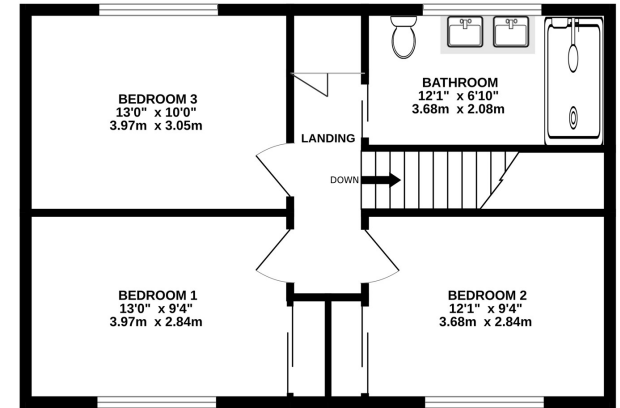




GROUND FLOOR
750 sq.ft. (69.7 sq.m.) approx.



1ST FLOOR
556 sq.ft. (51.7 sq.m.) approx.



TOTAL FLOOR AREA : 1307 sq.ft. (121.4 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	Potential
Very energy efficient – lower running costs	
(92 plus) A	88
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient – higher running costs	
77	
EU Directive 2002/91/EC	
England & Wales	

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

