

  
Hellards



*At home in Dummer*

# The Old Brewery,

DUMMER, BASINGSTOKE, RG25 2AH

## Guide Price £1,100,000

- Characterful detached 4 bedroom cottage
- Idyllic village location
- Very well presented throughout
- Driveway parking for multiple cars
- Large double garage
- Picturesque enclosed garden with stunning rural views

The Old Brewery is a stunning four bedroom detached cottage, dating back to the 16th century, that has been meticulously refurbished by the current owners and is located in the heart of Dummer. This unique period property oozes charm and is stacked with character features that have been blended seamlessly with modern fixtures and fittings to create a stylish and comfortable living environment.

The property itself is accessed via a gravel driveway enclosed by picturesque flint walls, mature shrubs and with ample space to park multiple cars. Once inside the house you are greeted by a spacious entrance hall and the more you look the more unique period features you notice. As you enter, there is a study to your left, the sitting room is ahead, with log burner and exposed oak beams adding to the ambience, and a further dining room/snug with log burner. The entrance hall also leads into the kitchen and benefits from having a WC and convenient utility room. The kitchen is finished in a charming traditional farmhouse style with a variety of storage units, quartz worktops, Rangemaster cooker, butler sink and plenty of space for a family sized table.





Once on the first floor, the accommodation is equally characterful with 4 bedrooms in total, 3 of which are spacious doubles and there is one single bedroom. The bedrooms are serviced by a family bathroom and a separate shower room. There is also plenty of eaves storage throughout the first floor.

Outside, the enclosed garden continues to impress, with a well presented lawn, a variety of flower-filled borders and mature trees and shrubs providing a haven of peace and tranquility. There is a patio area by the house with plenty of space for a table and chairs, perfect for al fresco dining. To the rear of the garden there is a further lawn with seating area and unrivalled far reaching rural views across fields and woodland.

The property benefits further from a spacious two storey double garage with a large roof space and, for car enthusiasts, the added benefit of an inspection pit. The garage is currently used for storage, a workshop and home gym.

Dummer is a delightful village with a fantastic sense of community, the village benefits from having a church, public house, and a golf course, plus tap room and café in Dummer Down. More comprehensive facilities can be found in Basingstoke including supermarkets and the mainline railway station with excellent services into London Waterloo. The M3 is less than 1 mile away and 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 the property runs on oil heating, mains electricity and has private drainage.

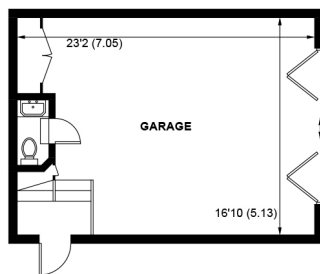
### **LOCAL AUTHORITY INFORMATION**

Basingstoke & Deane District Council  
Council Tax Band: F

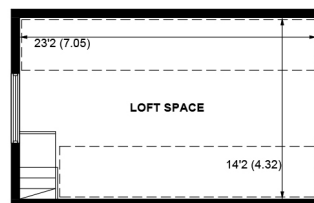




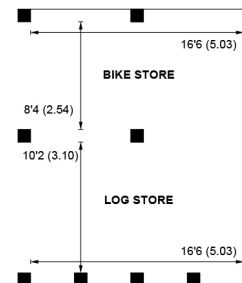
 = Reduced headroom below 1.5m / 5'0"



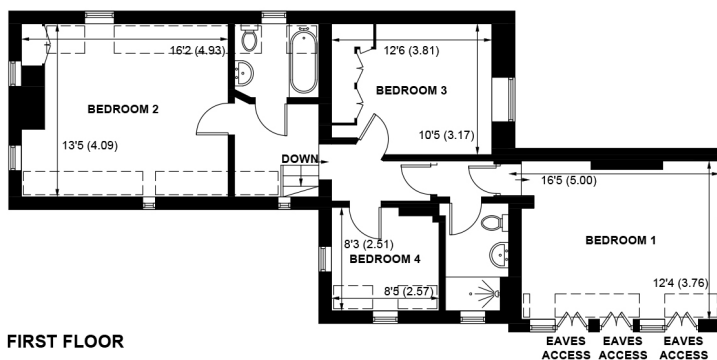
**OUTBUILDING - GROUND FLOOR**  
(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)



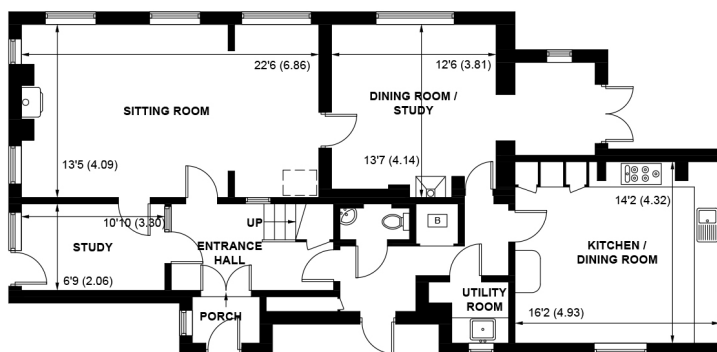
**OUTBUILDING - FIRST FLOOR**



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)



**FIRST FLOOR**



**GROUND FLOOR**

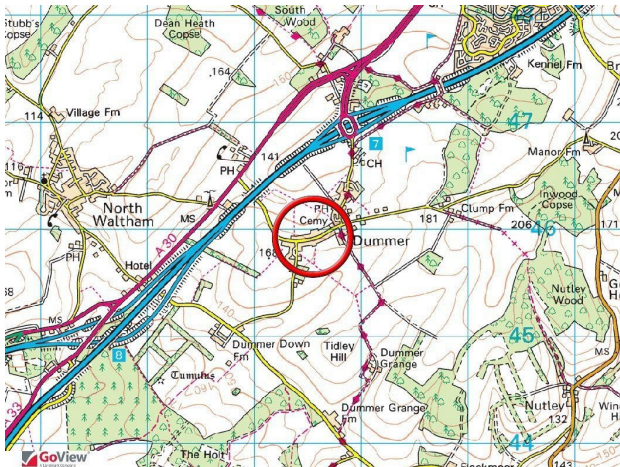
**APPROXIMATE GROSS INTERNAL AREA = 1957 SQ FT / 181.8 SQ M  
(EXCLUDING BIKE STORE / LOG STORE)**

**OUTBUILDINGS = 717 SQ FT / 66.6 SQ M**

**TOTAL = 2674 SQ FT / 248.4 SQ M**

**NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2024 ©**

**Produced for Hellards**



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>	56	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient – higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### 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 which brings you onto Dummer Down Lane. As you come into the village turn right at the junction onto Up Street and The Old Brewery is located approximately 50m on your left hand side.

What3Words://stitch.nails.cocoons

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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.

