





# Church Lane, Dogmersfield, Hook, RG27 8SZ

Offers Over £1,350,000

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A unique opportunity to purchase this stunning detached family home presented in excellent order throughout, situated in the sought-after village of Dogmersfield, with outstanding countryside views.

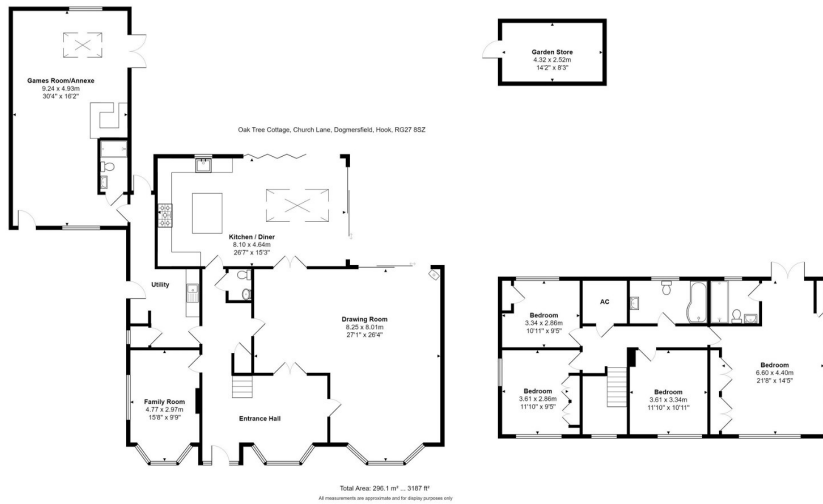
Over the years, Oak Tree Cottage has been extended and modernised to a high standard throughout. The ground floor offers a welcoming entrance hall with double height ceiling and pretty bay window. The drawing room enjoys a dual aspect via a bay window to the front and sliding doors out to the rear garden. The room also features a log burner and measures over 26 foot in length. Double doors open to an absolutely stunning kitchen/dining room which also enjoys far reaching countryside views and has two sets of doors out to the garden patio. There is a separate family room to the front and a fantastic games room to the rear which can also be used as a self-contained annexe. Further rooms to the ground floor include a useful utility/boot room and a cloakroom. To the first floor you will find four double bedrooms, the master also benefits from a re-fitted en-suite shower room, whilst the other bedrooms share the refitted bathroom.

Externally to the front, the property benefits from an abundance of off street parking and a garden store. There is space to build a garage (subject to planning) and access to the rear. Immediately to the rear of the property is an extensive patio area which enjoys the uninterrupted countryside views making this a perfect spot to unwind and relax with family and friends. The remainder of the garden is mainly lawn enclosed by low fencing to the rear.

The pretty village of Dogmersfield is within easy access of other character villages such as Crookham Village, Crondall, Hartley Wintney and Odiham. The local market town of Farnham and the busy commuter town of Fleet are also close by, both have an extensive range of shops and leisure facilities.

Commuter routes including Fleet mainline railway station with trains to London Waterloo from 43 minutes and the M3 Motorway are within easy access.





- Outstanding Countryside Views
- Four Double Bedrooms, Two Bathrooms
- Amazing Kitchen/Dining Room
- Cosy Family Room
- Highly Desirable Location
- Over 3000 Sqft Of Accommodation
- Games Room/Annexe With Shower Room
- 26 Ft Drawing Room
- Utility/Boot Room



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	
(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	

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