



2 OLIVERS COTTAGE

Dummer, Basingstoke, RG25 2AE

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A delightful, 4-bedroom
semi-detached family
home with a large garden
set in a tucked away
position in the heart
of the village.

Guide Price £850,000

Basingstoke 7.3 miles
Winchester 14 miles | Andover 18 miles
London Waterloo from
Basingstoke - 1 hour
(Mileages are approximate)



SALES & LETTINGS

PLANNING & DEVELOPMENT

RURAL CONSULTANCY

ARCHITECTURE & DESIGN



2 OLIVERS COTTAGE

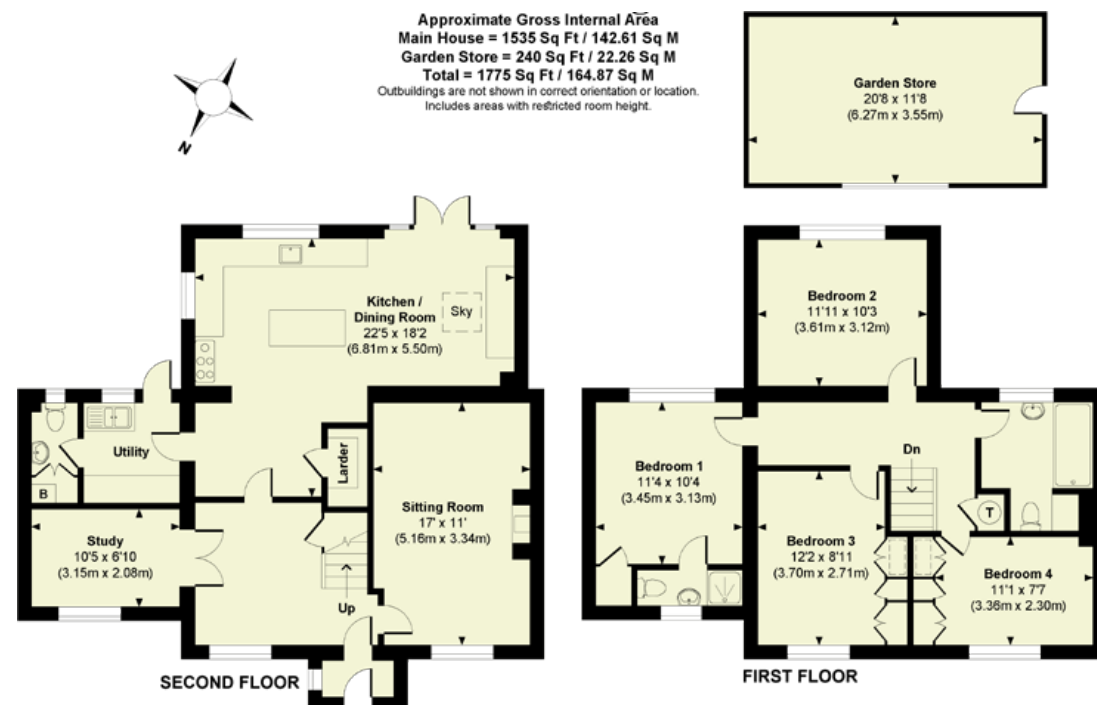
2 Olivers Cottage is a generous, semi-detached family home set in a wonderful position, tucked away in the middle of this popular village. Rarely available, homes in this charming row of cottages seldom change hands – the last sale was in 2001 – underscoring the timeless appeal and strong sense of community in this tucked-away village location. The property has been a much-loved home for nearly 20 years and has been sympathetically extended and modernised to provide both spacious and versatile accommodation, which is beautifully presented throughout. Entering through the front door into the welcoming entrance hall, you'll find the cosy sitting room immediately to the right, featuring a fireplace with wood-burning stove and wooden floors. There is also a study at the front of the house, again with wooden floors. At the back of the house is the superb kitchen and dining room, the heart of the home. This excellent, bright room features a good range of units, butler's sink, walk-in pantry, ample space for a large dining table and French doors opening onto the terrace and garden. There is a useful utility room and downstairs WC. There are four bedrooms on the first floor. The principal bedroom is a good-sized double room with en suite shower room and a built-in cupboard. Bedroom 2 is another good double bedroom at the back of the house, overlooking the garden. Bedrooms 3 and 4, both at the front of the house, are again double bedrooms and both have a good range of built-in cupboards. A spacious family bathroom includes a large bath and shower.

OUTSIDE

There is ample parking along the front of the house, on the driveway, with side access alongside the house to the back. The garden is a very attractive feature of the property. Set to the rear of the house, it is both a good size and very private. Mainly laid to lawn with borders well stocked with a variety of mature plants, this provides an ideal outdoor space for a family. The terrace extends along the back of the house – part of which is a sunny spot perfect for morning coffee – round to a dining area under a wooden pergola covered in grapevine, providing dappled shade and an ideal space for entertaining. At the top of the garden there is a polytunnel used for growing fruit and vegetables, and a large garden store which extends to around 240 square feet. This could be replaced with a garden room or studio, subject to planning permission. A gate at the top of the garden opens onto the recreation ground at the rear.

SITUATION

The cottage is located within the popular village of Dummer, surrounded by open countryside. The village has a good range of amenities including a public house, church, village hall and a golf club. The recreation ground is immediately behind the house and can be accessed from the garden. Nearby, Basingstoke has an excellent range of shops, leisure facilities, restaurants and a mainline railway station to London Waterloo. Despite its peaceful rural setting, the property also offers superb connectivity, with easy access to the M3 and A303.



IMPORTANT NOTICE

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GENERAL REMARKS

Method of Sale

The property is offered for sale by private treaty.

Rights of Way

The property shares access along the drive with the neighbouring properties.

Services

Mains water, electricity and private drainage (sewage treatment plant).
Oil fired heating.

Mobile Phone Coverage

Good phone coverage available (Ofcom).

Broadband Coverage

Fibre and superfast broadband available (Ofcom).

Tenure

Freehold with vacant possession.

Local Authority

Basingstoke and Deane Council. Band E.

Restrictions

Conservation Area

Parking

Private parking.

Directions

From the M3, exit at junction 7 and head towards Dummer. Proceed into the village, and take the third turning on your left, into Post Office Lane. Continue along to the end of the lane and turn left. 2 Olivers Cottage is on the right-hand side.

What3Words

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EPC

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Viewings

By appointment with BCM LLP only.

Selling Agent

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NB These particulars are as at June 2025

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