



STABLE COTTAGE

Dummer, Hampshire RG25 2AG



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Dummer, Hampshire RG25 2AG

Basingstoke 7.3 miles | Winchester 14 miles

Andover 18 miles

London Waterloo from Basingstoke – 1 hour
(Mileages and times approximate)

A two-bedroom semi-detached Grade II listed cottage with a large outbuilding, a private rear and side garden and located in the middle of Dummer Village with excellent links to Basingstoke and the M3.

2 Bedrooms • 2 Reception Rooms • Kitchen • Bathroom
Outbuilding with two storerooms
Grade II listed and located in a conservation area

Guide Price: £435,000

Stable Cottage

Stable Cottage is a charming, Grade II listed period property set within the heart of Dummer, a popular village with easy access to Basingstoke and surrounded by open countryside.

The cottage is well presented and has a great deal of charm. The accommodation comprises the front sitting room with open fireplace. The kitchen is very bright with a good range of floor to ceiling units and opens into the dining area. There is a downstairs bathroom and side door into the garden. On the first floor there are two bedrooms and storage room.

Outside, there is a terrace and small garden to the right of the house, with a gate leading into the rear garden which is laid to lawn. From the garden there are two access points into the large outbuilding which is also being sold with the property. Please note that planning permission exists to convert this building into a dwelling (ref 20/00795/FUL). However, due to the restrictive nature of the conditions imposed by the consent, it is not possible for this work to be undertaken. It may be possible for someone to re submit to convert the outbuilding into a home office, but again this would be subject to planning and conditions.



SITUATION

Stable Cottage sits 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. Nearby Basingstoke has an excellent range of shops, leisure facilities, restaurants and a mainline railway station to London Waterloo. Although the property enjoys a very private rural setting, it is also highly convenient with easy access to the M3 and A303.

GENERAL REMARKS AND STIPULATIONS

Method of Sale

The property is offered for sale by private treaty.

Rights of Way

There are no rights of way crossing the property.

Services

Mains water, electricity and private drainage. Oil Fired Central heating.

Tenure

Freehold with vacant possession.

Construction

Solid brick walls under a clay tiled roof

Local Authority

Basingstoke and Deane Borough Council

Mobile Phone signal (Vodafone)

Good

Broadband speed

Average speed - 56.3 Mbps (Go compare.com)

Postcode

RG25 2AG

Directions

From the M3, exit at junction 7 and head towards Dummer. Pass the Queen Inn pub and as the road bends to the right, Stable Cottage can be found in front of you on the right-hand side.



///toys.downcast.wolf

Viewings

By appointment with BCM LLP only.

Selling Agent

Tom Woods, BCM LLP

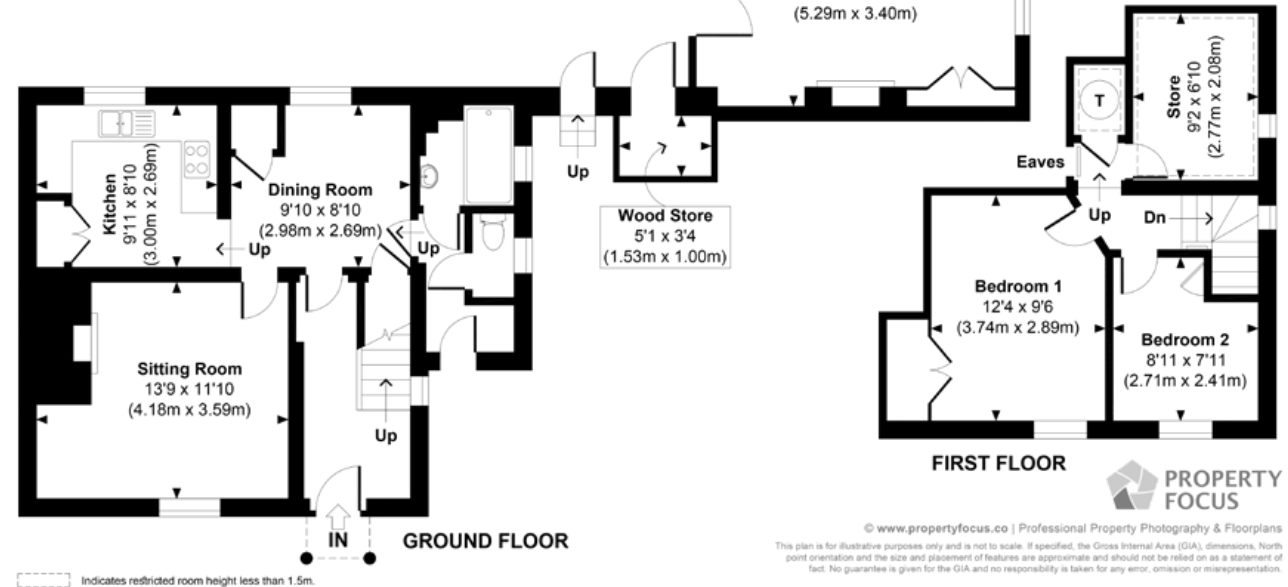
The Old Dairy, Sutton Scotney, Winchester SO21 3NZ
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NB These particulars are as at January 2024

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		

Stable Cottage

Approximate Gross Internal Area
Main House = 837 Sq Ft / 77.75 Sq M
Outbuilding = 412 Sq Ft / 38.28 Sq M
Total = 1249 Sq Ft / 116.03 Sq M
Includes areas with Restricted room height.



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