



Summerfield Cottage, Dummer, RG25

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# Summerfield Cottage, Dummer, Hampshire, **RG25**

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Summerfield Cottage is set back from the road and approached along a pretty pathway bordered by fragrant lavender. Upon entering the front door, the wide welcoming reception hall can also be used as a dining hall and has doors to the main ground floor rooms and stairs up to the first floor. The main reception room is a wonderfully bright room with windows to the front and a large bay window with double doors to the side, giving access to the garden and terrace. There is a useful study/play room to the rear of the drawing room also enjoying views across the surrounding gardens.

On the other side of the main hall is the family kitchen. This excellent space flows from the front to the back with windows on both sides providing space for entertaining and day-to-day relaxing being nearly 28ft in length. There is access to a large laundry room to the rear with a door to the back garden and a pantry. From the family kitchen, a door also leads through to a back hall with a further door to the outside and a secondary staircase to the first floor. There is also a ground floor WC and cloakroom (with door to garden).

On the first floor, there are four double bedrooms with the principal bedroom being of note with fabulous views to the side, a comfortable en suite bathroom, and a wall of wardrobes. There are three further double bedrooms all served by a family bathroom with an 'occasional' fifth bedroom created from an enclosed large area of landing. The secondary staircase leads back down to the rear hall adjacent to the family kitchen.



The large loft is partially boarded and offers scope for more accommodation (subject to the necessary consents).

## Outside

Outside, a gravel driveway with parking and turning area leads to the lavender-bordered path to the front entrance. Climbing shrubs and roses adorn the front elevations and to the side of the house is a raised paved terrace with flower beds and good views across open farmland. The lawn to the rear of the house is extensive has mature trees and a vegetable garden. Views of the surrounding countryside can be enjoyed from the garden creating a lovely rural scene.

## Situation

The house is located on the edge of the much sought-after village of Dummer, within which is the Queen Inn restaurant and pub, church, village hall, tennis courts, recreation ground, indoor cricket centre, village cricket pitch and golf club. Sports and health clubs are within easy reach. There is an honesty cafe nearby and a good local shop in the neighbouring village of North Waltham. Within three miles are a number of supermarkets, a doctors surgery and further public houses. Basingstoke, with its extensive range of facilities, is close by and Winchester is around fourteen miles to the south. There are a number of country walks nearby and within 50 metres of the property is a footpath leading back to the village. Both short and long circular walks are available and can connect to The Wayfarers Walk that links to The South Coast. There are primary schools in North Waltham (about three miles away with a daily school bus to and from Dummer) and Preston Candover (circa 4 miles) and independent schools nearby include Princes Mead, Wellesley, Twyford, St Swithun's and Winchester College. Communication links are excellent by road with the M3 Junction 7 within two miles and fast and regular rail services from Basingstoke Station to London Waterloo. Distances approximate.

## Directions

Postcode: RG25 2AX

What3Words:///releasing.chatters.remainer





Approximate Floor Area = 270.9 sq m / 2,916 sq ft  
Garage = 30.5 sq m / 328 sq ft  
Total = 310.4 sq m / 3,244 sq ft

Local Authority: Basingstoke & Deane Borough Council  
Council Tax Band: G  
Available Freehold



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #64258

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