



Connells

Kennel Farm
Dummer Basingstoke



Property Description

This beautiful spacious FOUR BEDROOM DETACHED BARN CONVERSION in 2014 and upgraded by the owners which is accessible by a PRIVATE ROAD and private access to the WOODLAND in DUMMER, BASINGSTOKE comprising of entrance hall, cloakroom, lounge, dining room, kitchen, utility room, ensuite to BEDROOM ONE AND BEDROOM TWO, bathroom, front and rear garden, DOUBLE GARAGE

Dummer is one of the most popular villages in North Hampshire, conveniently located for easy access to the M3, and situated just on the south western fringes of Basingstoke. Within the village, facilities include the highly regarded Queens Inn Public house, a 12th Century Church, a village hall, a recreation field with tennis courts, a cricket centre and 18 hole golf course.

Basingstoke offers a comprehensive range of leisure, recreational and educational facilities. There is good access for commuting with the M3 being a short distance away, and the mainline railway station in Basingstoke provides fast and frequent services to London Waterloo.

A number of independent schools are close by including Prince's Mead School, Twyford School, Pilgrims', Winchester College and St Swithun's. The village is not far from the well-regarded Henry Beaufort Secondary School and Peter Symonds Sixth Form College.

Entrance Hall

13' 11" x 9' 5" (4.24m x 2.87m)

Double glazed door, understairs cupboard, underfloor heating, underfloor heating controls

Cloakroom

Pedestal wash hand basin, wc, extractor fan, underfloor heating

Lounge

17' 4" max x 16' 7" max (5.28m max x 5.05m max)

Double glazed window and double glazed door to side, carpet, fireplace, log burner, spot lights and wall lights, underfloor heating

Second Reception Room

16' 5" x 12' 2" (5.00m x 3.71m)

Double glazed window to side, carpet, wall lights, underfloor heating

Kitchen/Diner

21' 6" x 15' 6" into recess (6.55m x 4.72m into recess)

Double glazed door and window to rear, stone floor, spot lights, wall lights, part tiled, including cooker, extractor hood, wine fridge, integrated fridge freezer, sink, underfloor heating

Utility Room

Integrated second fridge, stone floor, boiler cupboard, integrated tumble dryer, integrated washing machine, sink

Landing

Double glazed window to front, exposed beams, two radiators, carpet

Bedroom One

18' 3" max x 16' 4" max (5.56m max x 4.98m max)

Double glazed window to side, skylight, two radiators, carpet

Ensuite

Double glazed skylight to side, heated towel rail, pedestal wash hand basin, tiled floor, shower cubicle, wc

Bedroom Two

12' 5" into recess x 16' 4" into recess (3.78m into recess x 4.98m into recess)

Double glazed window to front, radiator, carpet, loft access - mostly boarded, storage

Ensuite

Double glazed window to front, corner shower, wash hand basin, heated towel rail, extractor fan, wc,

Bedroom Three

10' 5" x 10' 4" (3.17m x 3.15m)

Double glazed window to side, loft hatch, spot lights, carpet, radiator

Bedroom Four / Dressing Room

Irregular Shaped Room x (x)

Skylight, wardrobes, currently used as a dressing room but can be changed back to a bedroom

Bathroom

Skylight, tiled floor, pedestal wash hand basin, extractor fan, panel enclosed bath with shower over, heated towel rail, wc

Outside

Front Garden

Laid to shingle

Parking

Driveway parking for upto 6 vehicles

Rear Garden

Patio to front, mainly laid to lawn, seating area laid to shingle, private access to woodland

Double Garage

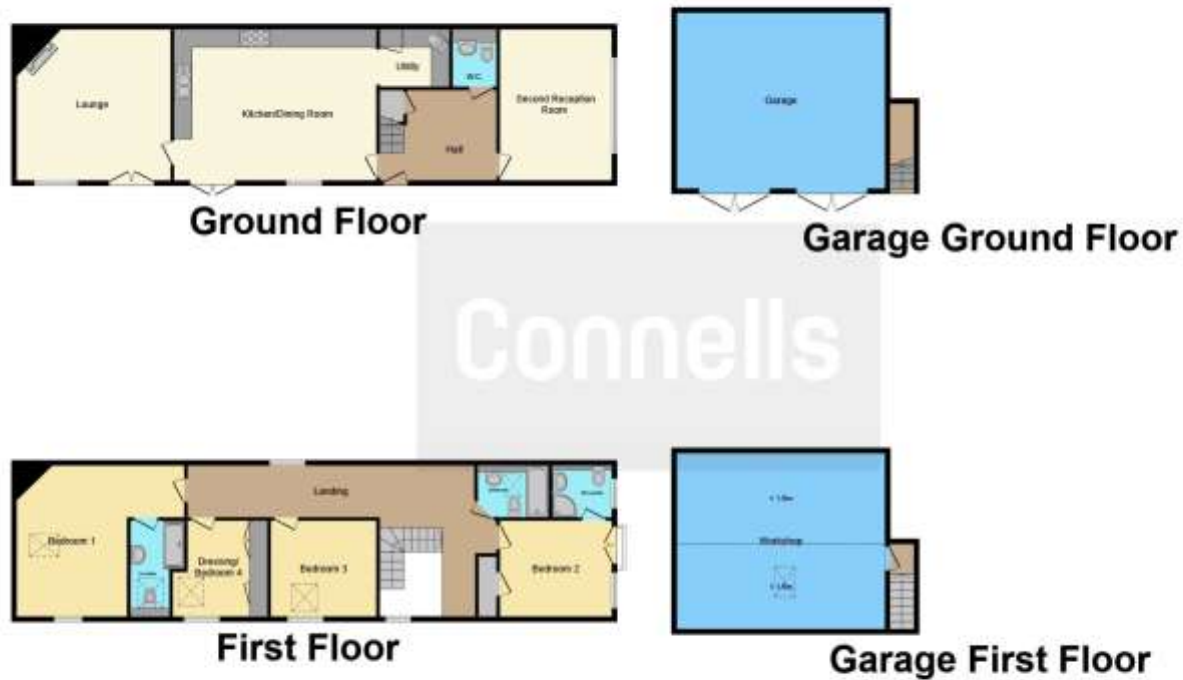
23' 3" x 19' 8" (7.09m x 5.99m)

Two double barn style doors, power and lighting, the upstairs of the garage is currently used for storage but could be converted into an office









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: C

Tenure: Freehold

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