

Trusted since 1802
HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

To Let



- Village location
- Well Maintained Gardens
- 3 Bathrooms
- Kitchen/breakfast/living room
- Light and airy conservatory
- Study
- Council Tax Band – G
- Energy Performance Rating - E49

Dummer, Basingstoke

£2,750.00 PCM

SIMMONS & SONS

www.simmonsandsons.com

Albany Cottage, Dummer

Basingstoke,

RG25 2AG

Detached cottage situated in Dummer, one of North Hampshire's most sought-after villages, offering a charming rural setting with excellent transport links via the A30, M3 (Junction 7), and fast rail services from Basingstoke to London Waterloo. The village offers a pub, village hall, church, cricket ground together with beautiful surrounding countryside. The accommodation comprises: entrance porch, kitchen/breakfast/living room with AGA, integrated microwave oven, space for dishwasher, utility room area and back door to garden, study, shower room with w.c. and space for washing machine and tumble dryer. Access to the cellar from the kitchen, Sitting/dining room with wood burning stove leading to light and airy conservatory with doors to garden. On the first floor; spacious landing with multiple storage cupboards, double bedroom with fitted wardrobes and en-suite shower room, further double bedroom with fitted wardrobes, family bathroom with shower over bath. Single bedroom. The property enjoys well-maintained gardens surrounding the cottage, with the services of a gardener included within the rent. Shed and driveway parking. OFCH. Septic Tank.

Local Authority - Basingstoke & Deane Borough Council

Council Tax Band - G

Energy Performance Rating - E49

Services

Heating: Oil

Water: Mains Supply

Sewerage: Private Supply

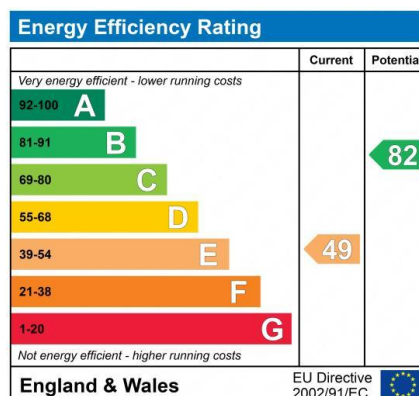
Broadband: Fibre to cabinet

VIEWINGS - Strictly by appointment only with Simmons & Sons - Basingstoke Lettings

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