



# MANOR FARM COTTAGES

Dummer, Basingstoke, RG25 2EU



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An attractive, modern link-detached 3-bedroom family home, set within a pleasant, tucked away location in the heart of the village with a delightful garden

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



## MANOR FARM COTTAGES

The cottage is an attractive, 3-bedroom family home set within a delightful, tucked away position in the heart of this popular village. Built around 2005, the house is link-detached and features an attractive façade with double glazed windows and is well presented throughout. The accommodation is both spacious and airy and is ideal for family living.

Entering through the front door into the welcoming entrance hall, the ground floor accommodation comprises the open plan sitting and dining room, which is both bright and welcoming with an open fireplace and double doors out onto the terrace and garden. Double doors from the dining area lead into the kitchen and breakfast room, which has a good range of units with granite worktops. Finally, there is a study or snug located off the entrance hall and a downstairs WC.

On the first floor, there are three double bedrooms accessed off the large landing. The main bedroom is a generous double bedroom with built in wardrobes and an en suite bathroom. Bedrooms 2 and 3 are both also good double bedrooms with built in cupboards at the front of the house. Finally, there is the family bathroom.

## OUTSIDE

The house is located on a private estate with six properties, tucked away along a gravel track to the back of the village, with open countryside beyond. There is a private driveway in front and a single garage alongside. The garden to the rear of the house is a delightful space and a wonderful selling feature of the house. The garden is both well established and private, is mainly laid to lawn and also has a terrace area which is ideal for outdoor entertainment. There is side access to the garden.

## 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. Although the property enjoys a very private rural setting, it is also highly convenient with easy access to the M3 and A303.

# GENERAL REMARKS

## Method of Sale

The property is offered for sale by private treaty.

## Rights of Way

The property shares access along the track and parking area with the neighbouring properties.

## Services

Mains water, electricity and private drainage (sewage treatment plant shared with 9 other properties). Oil fired heating.

## Annual Service Charge

The property will be subject to an annual service charge, for the upkeep of common areas and the maintenance of the sewage treatment plant. Please contact the agent for further information.

## Broadband availability

Superfast broadband available (Ofcom).

## Mobile Phone Coverage

Good phone coverage available (Ofcom).

## Tenure

Freehold with vacant possession.

## Local Authority

Basingstoke and Deane Council. Band E.

## IMPORTANT NOTICE

BCM Wilson Hill for themselves and the Vendors or lessors of this property whose agents they are, give notice that:

- These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact.
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- Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order - nor have BCM Wilson Hill tested them.

## Restrictions

Conservation Area

## Parking

Private parking.

## Directions

From the M3, exit at junction 7 and head towards Dummer. Proceed into the village, passing The Queen public house on your right. Soon after, the lane bends round to the right and then take the next left, signposted to Manor Farm Cottages. Go along the track, turn right into the circular driveway and the cottage is in the back corner, on the right.



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## Viewings

By appointment with BCM Wilson Hill Winchester only.

## Selling Agent

Tom Woods, BCM Wilson Hill

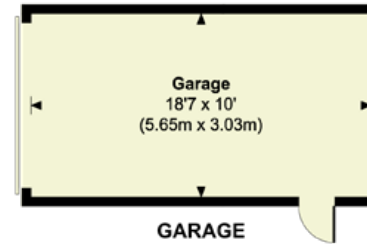
t: 01962 763905

e: [twoods@bcmwilsonhill.co.uk](mailto:twoods@bcmwilsonhill.co.uk)

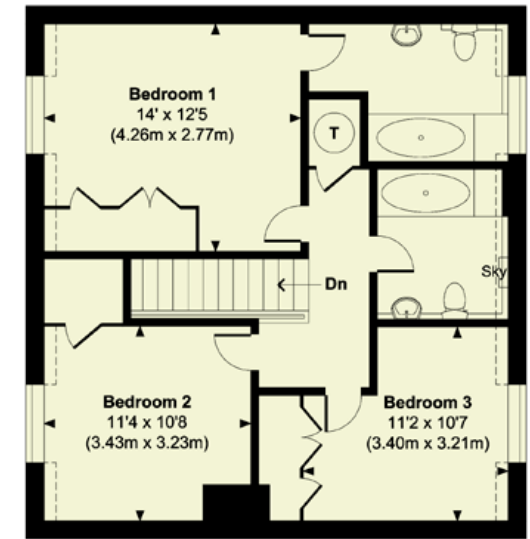
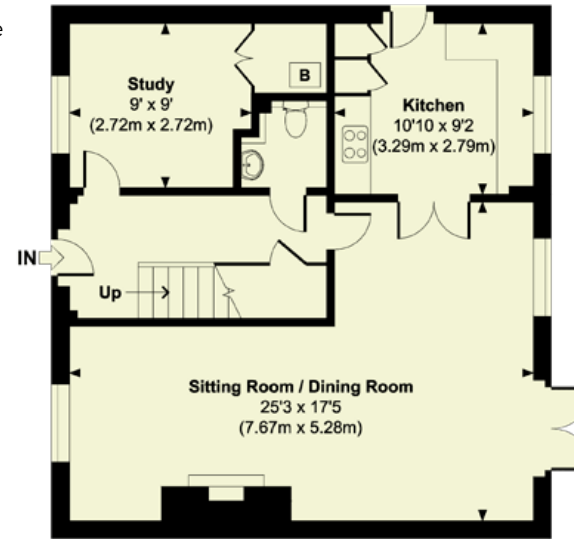
NB: These particulars are as at March 2026.

## Manor Farm Cottage

Approximate Gross Internal Area  
Main House = 1374 Sq Ft / 127.58 Sq M  
Garage = 184 Sq Ft / 17.12 Sq M  
Total = 1558 Sq Ft / 144.70 Sq M  
Outbuildings are not shown in correct orientation or location.  
Includes areas with restricted room height.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



Indicates restricted room height less than 1.5m.

Winchester

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