



THE OLD STABLES

Manor Farm, Dummer, Basingstoke, Hampshire, RG25 2AG

TO LET

£250,000



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The Stable office at Manor Farm in Dummer offers a stylishly converted studio / work space combining country charm with excellent road and rail connections. Approximately 7 miles south of Basingstoke, only 14 miles to Winchester and the M3 less than a mile from the property, this unique space offers an excellent opportunity for a wide range of business or lifestyle uses.

The Old Stable Office

A characterful former stable building, sympathetically converted to provide a high-quality rural studio / office space. Currently being used as a mother and child exercise studio and clinic, situated in the sought-after village of Dummer.

The property offers approximately 925 sq ft of well presented accommodation, combining period charm with practical workspace. The Old Stable benefits from four dedicated parking spaces next to the property.

Internally, the accommodation comprises two principal rooms, complemented by a further area providing a fitted kitchen, WCs, and a useful utility cupboard.

A particular feature of the property is the attractive private courtyard.

This attractive walled outdoor space is accessible directly from the office and the covered parking area, providing an appealing environment for staff and visitors alike.

Despite its peaceful rural setting, the property enjoys excellent road connections, offering convenient access to the M3 and A303 while remaining tucked away in the village of Dummer.





IMPORTANT NOTICE

BCM Wilson Hill for themselves and the Landlord give notice that:

- 1: 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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	75
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Sales - Winchester
01962 763 900
sales@bcmwilsonhill.co.uk

Offices at: Winchester | Petersfield | Isle of Wight | Oxford
bcmwilsonhill.co.uk

