



THE TACK ROOM

Dummer, Basingstoke, RG25 2EU

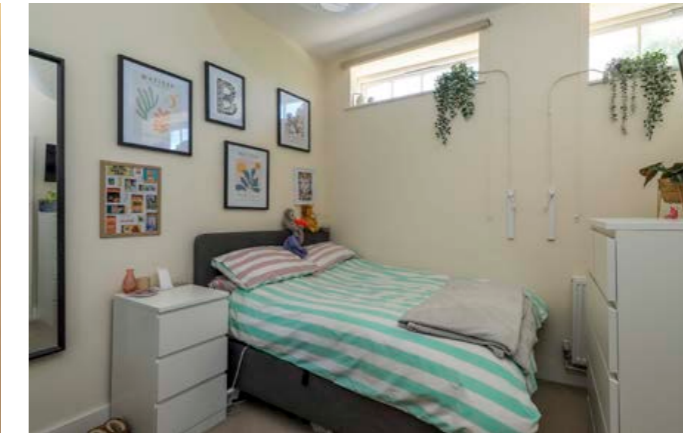
THE TACK ROOM

Dummer, Basingstoke
RG25 2EU

A characterful,
2-bedroom conversion
set in a tucked away
position, in the heart of
this popular village

Guide Price: £400,000

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



THE TACK ROOM

The Tack Room is a stunning conversion of a range of former farm buildings, completed in 2021 and presented to an exceptionally high standard throughout. The property successfully blends the convenience and efficiency of modern living with the character and charm inherent to these traditional buildings. A notable feature is the abundance of natural light, with the accommodation designed to open out onto the attractive, enclosed walled garden.

The layout is both modern and highly functional, centred around a bright open plan kitchen, dining and sitting room. This space offers ample room for a dining table and benefits from double French doors opening directly onto the garden and terrace, creating an excellent sense of indoor outdoor living. The property further provides two generous double bedrooms, both of which are served by well appointed en suite bathrooms.

OUTSIDE

The property is situated within a small courtyard development, discreetly tucked away along a gravel track to the rear of the village, with open countryside beyond. The setting is both peaceful and private, while still being conveniently positioned within the village.

Parking is well provided for, with one allocated space within the courtyard and an additional space located in the carport. The walled garden is a particular feature—extremely attractive and highly private. Mainly laid to lawn with a terrace accessed directly from the living room, it offers an ideal space for outdoor entertaining. The garden also benefits from both side access and a separate external store.

SITUATION

The property 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. 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). Air source heat pump and double glazed throughout.

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.

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 left proceeding under the arch into the courtyard. The Tack Room will be found in the left hand corner, to the left of the carport.



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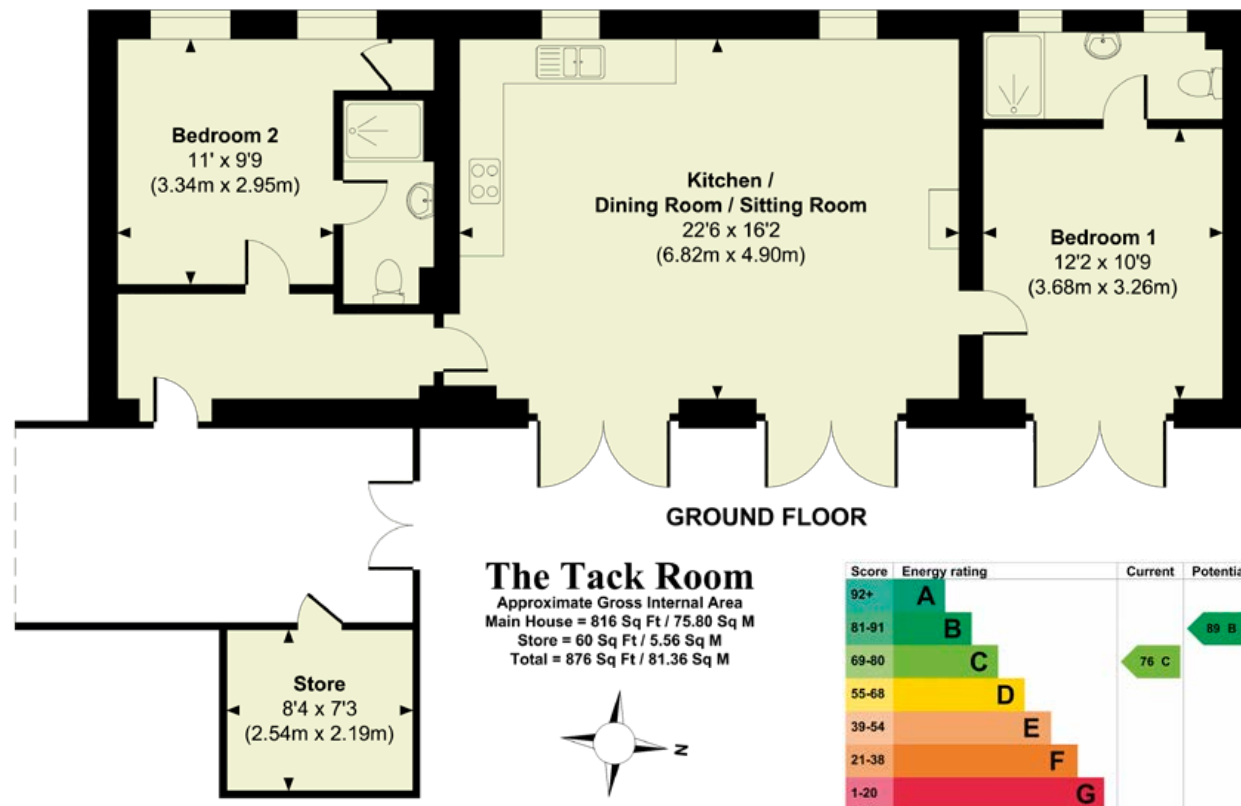
Viewings

By appointment with BCM Wilson Hill only.

Selling Agent

Tom Woods
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NB These particulars are as at May 2026.



IMPORTANT NOTICE

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Winchester

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