



2 MANOR FARM COTTAGES

Dummer, Basingstoke, RG25 2EU



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An attractive, modern link-detached 4-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 times approximate)



2 MANOR FARM COTTAGES
2 Manor Farm Cottages is an attractive, 4-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 sash 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 a 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 and a separate utility room. From the utility room, a door leads into the integral single garage. Finally, there is a study or snug located off the entrance hall and a downstairs WC.

On the first floor, there are four 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, bedroom 4 is a further double bedroom with built-in wardrobes overlooking the garden and countryside at the rear. Finally, there is a 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 of the integral single garage. 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, mainly laid to lawn and also has a terrace area which is ideal for outdoor entertainment. There is rear 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 AND STIPULATIONS

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.

Broadband availability

Standard broadband available (Ofcom).

Mobile Phone Coverage

Good phone coverage available (Ofcom).

Tenure

Freehold with vacant possession.

Local Authority

Basingstoke and Deane Council. Band G.

Restrictions

Conservation Area

EPC

Rating D (61).



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 number 2 is the second house on the left.

Postcode

RG25 2EU

 what3words

//savers.trailing.compacts

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.

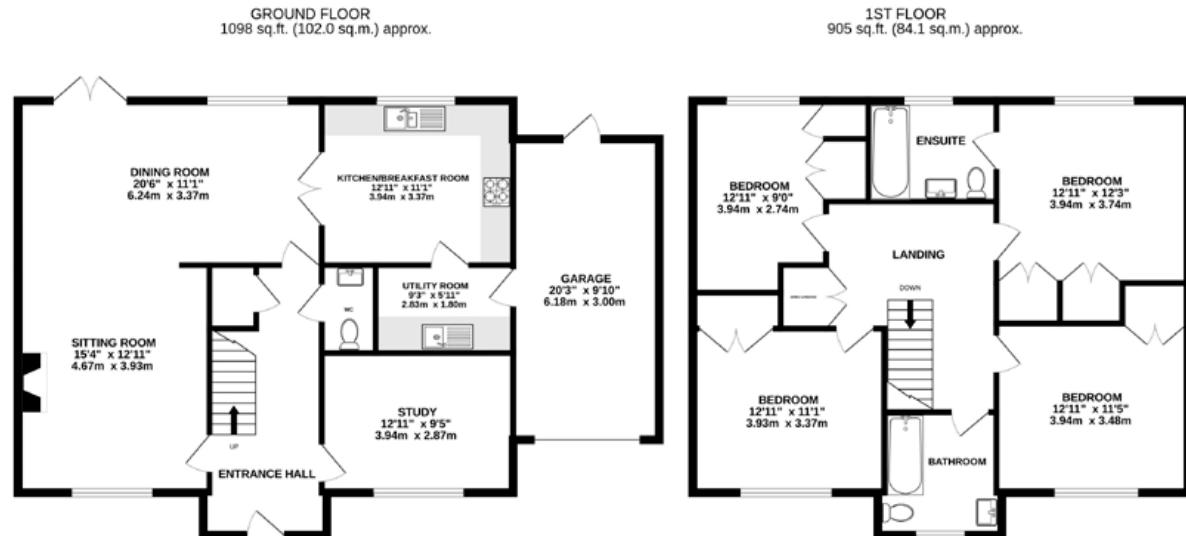
Viewings

By appointment with BCM Wilson Hill only.

Selling Agent

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APPROXIMATE TOTAL FLOOR AREA = 2002 SQ FT / 186 SQ M



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Winchester

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