



HIGHFIELDS

Dummer, Basingstoke, Hampshire, RG25 2AW

Carter Jonas

HIGHFIELDS, DUMMER, BASINGSTOKE, HAMPSHIRE, RG25 2AW

- 4 Bedrooms
- 2/3 Reception Rooms
- 2 Bathrooms
- Ample Parking

DESCRIPTION

We are delighted to present this charming detached home in the peaceful village of Dummer. Situated on approximately 1 acre of stunning garden and paddock, this modern and efficiently designed B rated property boasts four bedrooms, a spacious driveway, convenient outbuildings and beautiful countryside views.

Perfect for families, retirees, professionals, and commuters alike, this well-presented home offers a tranquil countryside lifestyle with easy access to nearby amenities and transport links.

Enjoy the beauty of rural living while being just a short drive away from the bustling cities of Basingstoke, 6 miles and Winchester, 14 miles. Nearby points of interest include the picturesque North Wessex Downs Area of Outstanding Natural Beauty, Basingstoke Golf course, as well as local pubs, shops, and schools. There are also many local circular footpaths available for leisure/dog walking from the village lanes.

Don't miss the opportunity to view this exceptional property in person. Experience the comfort and luxury of country life at its finest.

BEAUTIFULLY PRESENTED NEWLY BUILT FOUR BEDROOM DETACHED HOUSE WHICH HAS BEEN FINISHED TO A HIGH SPECIFICATION IN THE CHARMING VILLAGE OF DUMMER WITH VILLAGE PUB AND WITHIN A SHORT DRIVE OF THE MAINLINE STATION IN BASINGSTOKE, JUNCTION 7 OF THE M3 AND THE A303



The entrance door opens to a spacious entrance hall, which would be perfectly suited as a snug reading area or open study, with doors through to the sitting room, cloak room, kitchen and stairs rising to the first floor. The kitchen is fitted with a modern range of wall, base and drawer units with contrasting work surfaces, a range of integrated appliances, this then opens through to a wonderful dining room with large lantern roof, dual aspect windows and doors with views over the gardens and beyond. On the first floor there are four bedrooms all accessed from the galleried landing, with family bathroom and ensuite shower room the accommodation has been well planned with all rooms having a wonderfully light and bright feel. There is a loft ladder and boarded loft access from the landing. The 10 year house warranty is still active.

ADDITIONAL INFORMATION

Tenure: Freehold.

Services: Mains electricity, metered mains water. Zoned heating downstairs with UFH from Air Source Heat Pump (ASHP). First Floor radiators and heaters supplied from ASHP. Sewage Treatment Plant.

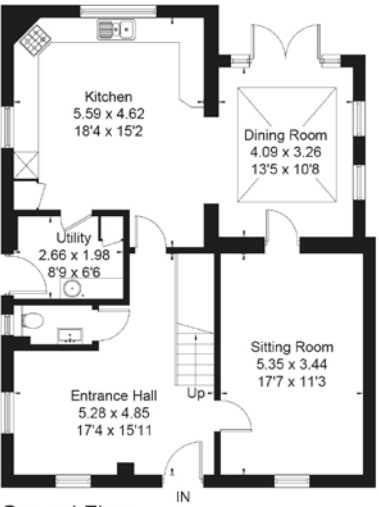
Broadband: Fibre to the Cabinet (FTTC). For internet and mobile services check Ofcom's website.

Local Authority: Basingstoke and Deane Borough Council. Council Tax Band: F.

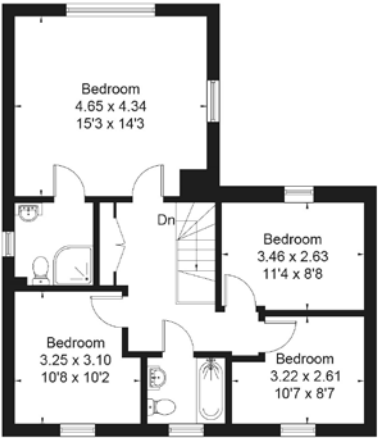
Viewing: Strictly by appointment through the agent, Carter Jonas, 01962 842742.



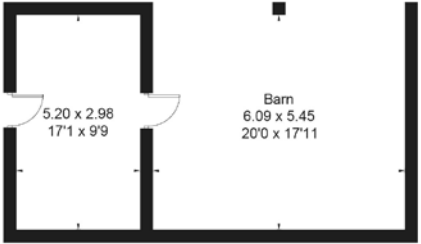
Approximate Area = 154.1 sq m / 1659 sq ft
Outbuilding = 15.8 sq m / 170 sq ft
Total = 169.9 sq m / 1829 sq ft
(Excluding Open Barn)



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 326896



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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