



POST OFFICE LANE

Dummer, Basingstoke, Hampshire, RG25 2AE

Carter Jonas

POST OFFICE LANE, DUMMER, BASINGSTOKE, HAMPSHIRE, RG25 2AE

- Four bedroom • Kitchen • Sitting room • Family room
- Ground floor cloakroom • Garage • Garden • Sought-after village setting • EPC rating E

DESCRIPTION

This attractive property extends to approximately 1,398 sq ft and provides well-balanced accommodation arranged over two floors. The ground floor centres around a welcoming entrance hall leading to two generous reception rooms, comprising a dual-aspect sitting room with fireplace and a separate family room, offering excellent space for both everyday living and entertaining.

The kitchen is positioned at the heart of the home and provides ample storage and worktop space, with direct access to the garden. A convenient cloakroom completes the ground-floor accommodation.

On the first floor, there are four bedrooms and a family bathroom. The fourth bedroom also offers flexibility as a nursery, study or home office.

Offering excellent potential for modernisation and personalisation, this appealing village home combines practical family living with a desirable Hampshire village location.

OUTSIDE

The rear garden offers a wonderful outdoor setting, predominantly laid to lawn and bordered by a variety of mature trees, shrubs and established planting, creating a delightful backdrop throughout the seasons. A paved terrace adjoins the house, providing an ideal space for al fresco dining and entertaining, while well-stocked flower beds introduce colour and interest. To the rear of the garden sits a detached garage.

A CHARMING FOUR-BEDROOM VILLAGE HOME WITH A DETACHED GARAGE, OFFERING FLEXIBLE FAMILY ACCOMMODATION AND ENJOYING A SOUGHT-AFTER POSITION IN THE HEART OF DUMMER.



LOCATION

Dummer is a sought-after Hampshire village located approximately 5 miles south-west of Basingstoke, offering a strong sense of community, a village pub, church and primary school. Basingstoke railway station is approximately 5 miles away, providing regular services to London Waterloo, while the M3 (Junction 7) is within 3 miles. Nearby schooling includes Dummer C of E Primary School (0.4 miles) and Cheam School (4 miles), with extensive shopping, leisure and dining facilities available in Basingstoke.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains water and electricity. Oil central heating. Septic tank.

Local Authority: Basingstoke and Deane

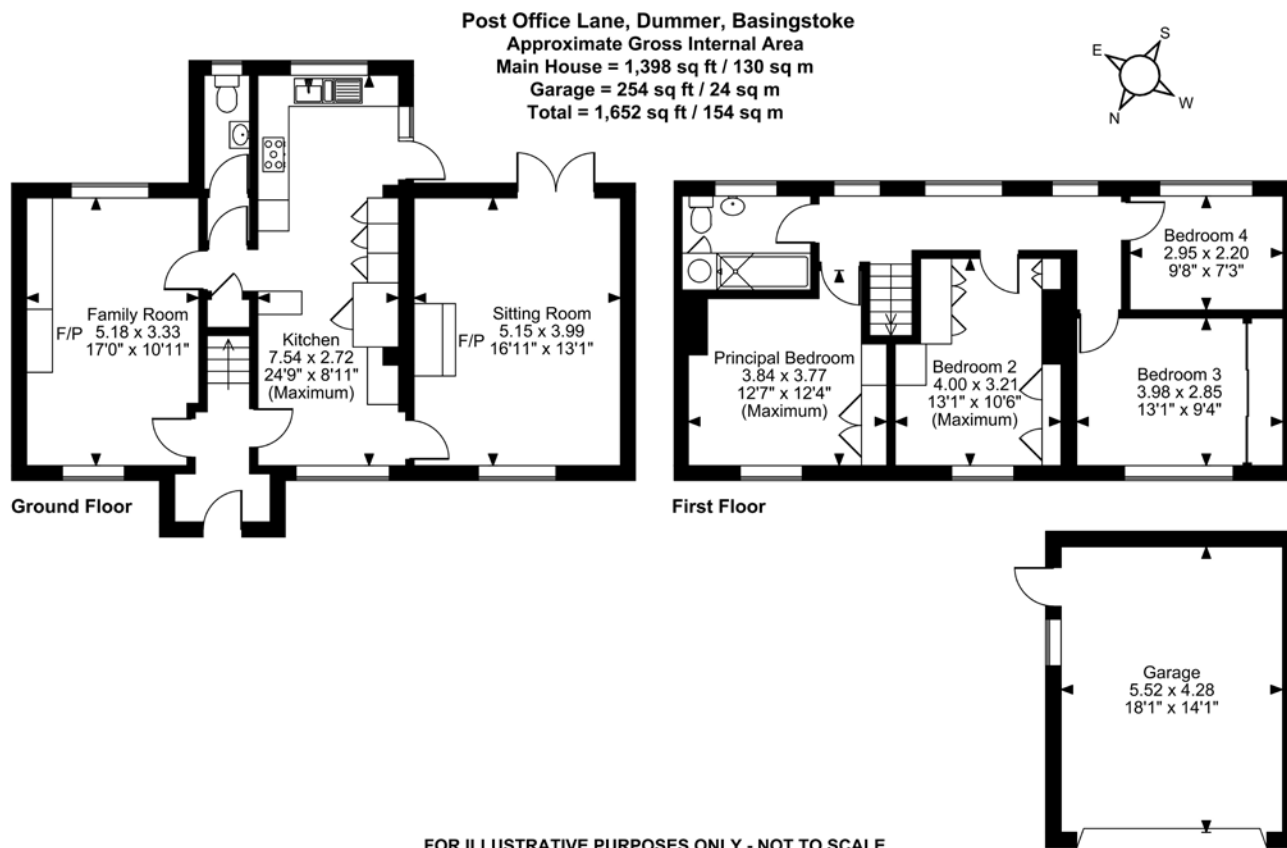
Council Tax: Band F

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

Viewings: Strictly by appointment with Carter Jonas.

What3words: winner.clerk.walled





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The position & size of doors, windows, appliances and other features are approximate only.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

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